

# ACTIVITY REPORT 2022



Martinhal Complex (Ageas Tejo Building and Martinhal Residences), Lisbon (Portugal)

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## Grupo SANJOSE

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SANJOSE is a business group with more than 50 years of experience that focuses all its efforts and resources on achieving excellence and the full satisfaction of its public and private clients.

It specialises in creating value through the projects it develops in sundry key sectors of the economy, shaping cities and regions around the world through the design, construction and maintenance of modern infrastructure essential for the development and growth of an ever-changing society.

SANJOSE is innovation, quality, sustainability and commitment. Strategic values in the growth and reputation of a Group that thinks and acts responsibly in each of its activities under social, environmental, safety and good governance criteria.

GSI fosters progress and promotes the circular economy, bringing value to its employees, clients, shareholders and society. It represents a business model, based on professionalism and new technologies, which promotes and materialises innovative initiatives that contribute decisively to building a better and more sustainable world in all its dimensions.

The projects shown in the 2022 Activity Report of Grupo SANJOSE are an excellent example of a productive and management strategy capable of simultaneously increasing the return on investment and providing benefits to society.



# Identity Sign

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## **A DYNAMIC AND DIVERSIFIED COMPANY**

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Business lines: Construction, Real Estate, Energy and Environment, Concessions and Services and GSJ Solutions (Consulting Services & Project Management)



## **HIGH TECHNICAL CAPACITY (R&D AND INNOVATION)**

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Execution of high-technology complex projects and commitment to constant innovation.



## **GLOBAL COMPANY AND LONG-STANDING PRESENCE**

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To grow, to create value, to innovate and to produce wealth at each country where it operates is the commitment of the Group since the beginning of its expansion overseas in the 90s.



## **SMART MANAGEMENT AND ADAPTABILITY**

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Changes are happening more and more rapidly. SANJOSE combines experience and flexibility when it comes to providing tailored and personalized solutions to different clients and markets.



## **QUALITY**

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Commitment to excellence in all business activities; the history of the Group and the portfolio of projects developed endorse this differentiating factor.



## **EFFICIENCY**

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The optimisation of costs and resources is essential for ensuring the competitiveness of the company and constitutes a key factor for the development and execution of works.



## **COMMITMENT TO CUSTOMERS**

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Relationships based on trust, transparency, professionalism and a strict compliance with contract terms. It is at the heart of our activity.



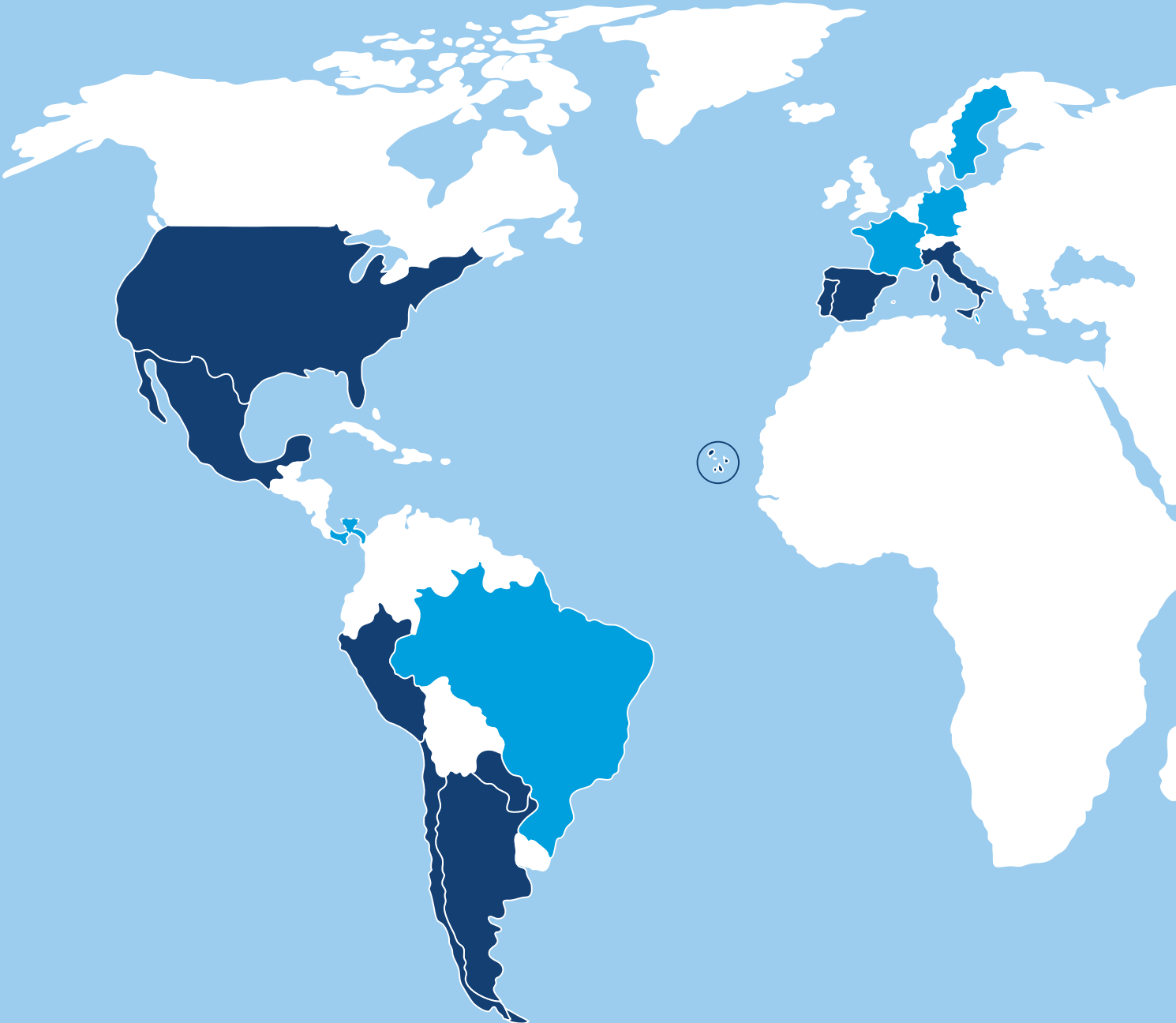
## **CORPORATE SOCIAL RESPONSIBILITY**

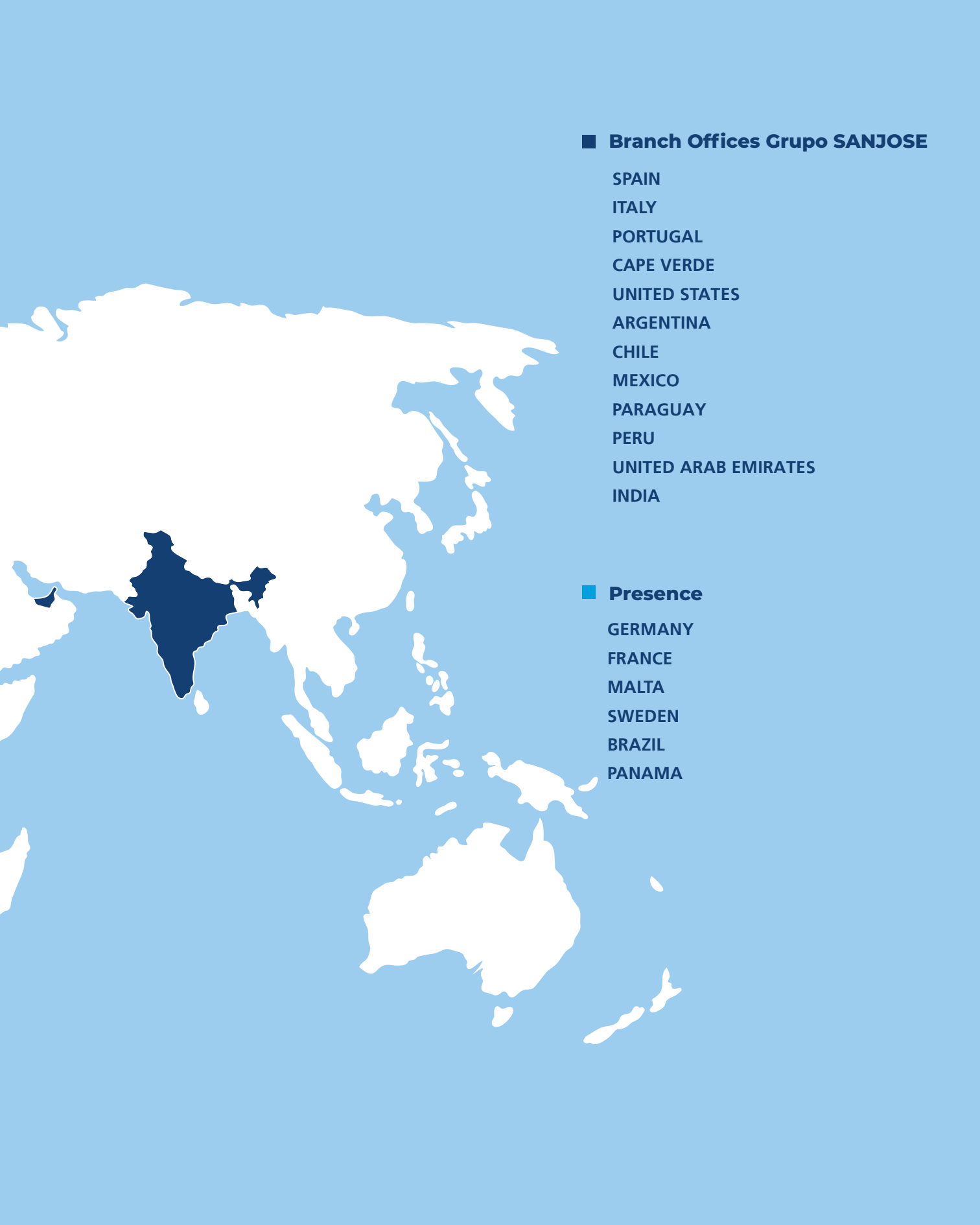
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Commitment to the environment and sustainability. Exhaustive care on Occupation Risk Prevention of all professionals integrating the organisation, as well as on their training and career promotion opportunities.



Main Geographic Markets





■ **Branch Offices Grupo SANJOSE**

SPAIN

ITALY

PORTUGAL

CAPE VERDE

UNITED STATES

ARGENTINA

CHILE

MEXICO

PARAGUAY

PERU

UNITED ARAB EMIRATES

INDIA

■ **Presence**

GERMANY

FRANCE

MALTA

SWEDEN

BRAZIL

PANAMA

## Areas of Activity



### BUILDING / ARCHITECTURE

**Architecture as art and  
functionality at the service  
of people**

Hospitals  
Education  
Administrative Buildings  
Hotels  
Shopping Centres  
Sport  
Culture  
Housing  
Urban Developments  
Industrial  
Technology  
Refurbishment



### TRANSPORT / INFRASTRUCTURES

**Uniting people, regions,  
countries and cultures**

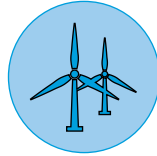
Railway  
Highways and Roads  
Airports  
Marine Works  
Bridges and Viaducts  
Tunnels  
Urban Mobility and  
Integration



## WATER CYCLE

**The scarcity of water resources has made its management and treatment essential to guarantee supply and sustainable growth on the planet**

Water Treatment Stations  
Supply  
Hydraulic Works



## ENERGY

**Research, promotion and development of innovative solutions that combat climate change and increase the contribution of clean energy**

Renewable Energy  
Energy Efficiency  
Energy Power Plants



## MAINTENANCE AND OPERATION

**Responding to citizens, public administrations and companies. Value enhancement by providing excellence, care for details, innovation, safety and respect for the environment**

Hospitals  
Buildings  
Energy Power Plants  
Facilities  
Parks And Gardens  
Transport Infrastructure



Martinhal Complex (Ageas Tejo Building and Martinhal Residences), Lisbon (Portugal)





Building  
Civil Works  
Engineering and Industrial Construction  
Subsidiaries





## SANJOSE Constructora

SANJOSE Constructora has extensive experience in the construction of the most unique buildings, the development of the most environmentally friendly transport infrastructures and the most innovative and sustainable projects in the industrial, energy and environmental areas.

Its extensive experience applied to the development and construction of various projects in more than 30 countries has led to the creation of its own management and execution models based on total adaptation to clients and to the international markets where it has been operating since the early 1990s. The company currently occupies position 150 in the world ranking "ENR Top 250 International Contractors" of the most international engineering and construction companies prepared by the presti-

gious North American Magazine "Engineering News-Record", and is, according to the latest study "Global Powers of Construction, prepared by Deloitte, among the 100 largest global construction companies by sales.

SANJOSE understands that construction must live up to the expectations of citizens and must be a great ally in combining the preservation of the environment, social benefit and economic interests. Its business model stands out for its professionalism and the use of new technologies and advanced tools for the monitoring of works (BIM) that favour construction efficiency and the achievement of excellence at all levels of the project: quality, functionality, innovation, sustainability, aesthetic beauty, energy savings, safety, mobility, comfort, etc.

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San Jose of Melipilla Hospital (Chile)

# Main Building Works

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- Al Ain Hospital, Abu Dhabi (UAE).
- San Jose of Melipilla Hospital (Chile).
- Quirónsalud Zaragoza Hospital.
- Ticul Hospital in Merida, Yucatan State, Mexico.
- San Jose of Casablanca Hospital (Chile).
- Community Hospital of Huasco (Chile).
- University Hospital Complex of Ferrol, A Coruña. Stage I.
- San Felipe - La Molina Medical Centre, Lima (Peru).
- Benito Menni Health Complex in Ciempozuelos, Madrid.
- Padre Menni Psychiatric Clinic in Pamplona.
- JW Marriott, 5-star hotel, Madrid.
- Ludovice Wine Experience Palace, 5-star hotel, Lisbon (Portugal).
- Ikos Porto Petro 5-star Hotel in Mallorca.
- Hotel Attica 21 Vigo Business & Wellness, 4-star luxury hotel, Vigo.
- Hotel H10 Croma Malaga, 4-star hotel.
- TRS Ibiza 5-star hotel.
- Verdelago 5-star resort, Algarve (Portugal).
- The Rebello Luxury Hotel & Apartments in Vila Nova de Gaia (Portugal).
- The Flag Costa del Sol, 4-star hotel in Estepona, Malaga.
- Holiday Inn Express Madrid Airport 3-star hotel, Madrid.
- Be Casa Apartment Hotel Valdebebas, Madrid.
- Madrid Content City, Tres Cantos.
- Martinhal Complex (Ageas Tejo Building and Martinhal Residences), Lisbon (Portugal).
- The City of Justice of Vigo.
- One Parc Central office building in Barcelona.
- Office building of Generali, at 2-4, Orense St., AZCA, Madrid.
- Office Building at 11, Ruiz Picasso St., AZCA, Madrid.
- Exhibition, Fair and Convention Centre of Cordoba.
- Office building at 544, Alcalá St., Madrid.
- HIIT Illa Fitó Office Building, Barcelona.
- Data Centre for Equinix in Alcobendas, Madrid.
- Bimba y Lola Headquarters in Vigo, Pontevedra.
- Government Building at 5, Plaza España, Valladolid.
- Bandalux Corporate Building in Santiago de Compostela.
- Ovalle Town Hall (Chile).
- Centre for Innovative Services for Biotechnological Companies (CSIEB) in Santiago de Compostela.
- Logistics Centre of Hiperdino in Güímar, Santa Cruz de Tenerife.
- Commercial premises at 83-85, Paseo de la Castellana St., Madrid.
- Plan VIVE of the Community of Madrid.
- Jardines Hacienda Rosario Residential Development, Seville.
- Residential Development at 111, Paseo de Gracia St., Barcelona.
- Villa Maria Pia Residential Development, Estoril (Portugal).
- Campo Novo Complex, Lisbon (Portugal).
- The Flower Tower Residential Development in Leça da Palmeira, Matosinhos (Portugal).
- Avenida de Los Andes 4 Residential Development, Madrid.
- Dom Pedro Residences in Quarteira - Loulé, Algarve (Portugal).
- La Escala de Valdebebas Residential Development, Madrid.
- Martínez Campos 19 Residential Complex, Madrid.
- Residencial Convento do Beato, Lisbon (Portugal).
- Villas Soul Marbella Sunrise.
- Villa Infante Residential Development, Lisbon (Portugal).
- Valcotos Residential Development Aravaca, Madrid.
- Vioño Residential Building, A Coruña.
- Bonavia Residential Development, Valladolid.
- Tarsia III & IV Residential Developments, Granada.
- Gazmira Residential Development, Las Palmas de Gran Canaria.
- Abarca Residential Development Avilés, Principality of Asturias.
- Vanian Views Residential Development in Estepona, Malaga.
- Faculty of Human Medicine, San Ignacio de Loyola University (USIL), Lima (Peru).
- Classroom Pavilion Campus I -La Molina- USIL, Lima (Peru).
- Dones-UGR Research Centre (University of Granada).
- Faculty of Arts of the University of Granada. Enlargement.
- Educational Complex Fábrica A Napolitana, Lisbon (Portugal).
- Enjoy Wellness Centre Zaragoza.
- Viding Castellana Sports Centre in Madrid.
- Livensa Living Hall of Residence Madrid Getafe.
- 'Mi Campus' Students Hall of Residence in Burjassot, Valencia.
- Castellana - Consolación University Hall of Residence in Madrid.

## Al Ain Hospital

A macro-health complex of intelligent buildings occupying a built area similar to 35 football fields (341,860 m<sup>2</sup>); with 5 floors at its highest point, it will be the tallest building in Al Ain, Abu Dhabi's second largest city and considered the original core of the Emirate's founding and the repository of its cultural legacy.

Regarding the design, the new complex highlights for combining the latest medical technologies with an architecture style that provides the building with the feeling of a health Oasis / Town so as to improve the stay and well-being of patients during healing and recovery. It should be noted that Al Ain Hospital is equipped with the most advanced technologies and control systems, including a comprehensive management system that enables it to control and monitor the equipment of the mechanical and electrical installations and any medical equipment that require it, as well as other equipment that may be considered in the future.

Both the design, construction and subsequent operation of the hospital have been studied and developed to achieve the objective of sustainability, taking into account the interactions with the environment, the building itself and its services; considering in an essential way in each phase of the project everything related to the climatology, air conditioning systems, use of natural light, etc. In this regard, the use of BIM (Building Information Modelling) methodology, a tool that has been key to centralise all the project information in a digital information model created by and for all the intervening agents, should be highlighted.

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### TECHNICAL FEATURES

**Location.** Al Ain, Abu Dhabi.

**Built surface.** 341,860 m<sup>2</sup>.

**Beds.** 715.

**Intensive Care Units.** 67.

**High Technology Cardiology Department.**

**Excellence Regional Centre in Rehabilitation Medicine.**

**First dedicated stroke unit of UAE.**

**Energy Power Station of 60 MW**

**PV panels.** 4,001 units 1330 kW.

**Solar hot water panels.** 405 units 1,020 m<sup>2</sup>.

**Mosque.**

**Heliport.**

**Car park spaces.** 1,573.

**Architect.** Icme, Faust Consult and Obermeyer.











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## San Jose of Melipilla Hospital

The new hospital complex will be able to serve approximately 250,000 people because after its relocation it will be six times larger than the current one, increasing from 9,814 to 60,834 square metres of built surface and increasing the number of beds by 78% (from 134 to 239). In addition, it will have 410 parking spaces (350 underground), a heliport, large green areas covering more than 10,000 square metres (interior courtyards, exterior areas and green roofs) and will use the latest connectivity technologies, highlighting its Control Room that centralises all systems and installations to monitor energy consumption and demand and increase the level of comfort and efficiency.

The project, developed under the BIM methodology, is distributed in three main buildings with a staggered height to generate a transition of harmony with its surroundings complemented with smaller spaces for the areas of mental health, kindergarten, technical building, cafeteria and auditorium. From a construction point of view, it is worth highlighting the Outpatient and Inpatient Stay buildings, both for their size and height (3 and 5 storeys, respectively) and for incorporating a system of base seismic isolators, which reduces between 6 to 8 times the vibration in case of a seismic event.

### TECHNICAL FEATURES

**Location.** Melipilla.

**Built surface.** 60,834 m<sup>2</sup>.

**Beds.** 239.

**Operating theatres.** 7.

**Delivery rooms.** 2.

**Consultations and procedures:** 58.

**Auditorium.** 200 seats.

**Heliport.**

**Car park spaces.** 410.

**Architect.** Hugo Silva Soto and Cristián Moraga García

**Project executed in compliance with CES HOSPITALES Sustainable Building Certification (National Certification System of Environmental Quality and Energy Efficiency for Buildings for Public Use in Chile).**





## Quironsalud Zaragoza Hospital

The new Quirón hospital in Zaragoza will have more than 250 beds and 135 outpatient clinics to provide comprehensive clinical care and cover all medical and surgical needs. These modern facilities were created with the aim of becoming a “national reference” in five areas: oncology, women and child care, cardiovascular health, neuroscience and orthopaedic and trauma surgery.

The building has been designed around three functional areas: inpatient stay, outpatient and technical block. The façade will be one of the iconic elements of the new hospital and, as part of the commitment to energy and environmental sustainability, it is designed with a specific orientation to optimise solar gain and protect sensitive areas from wind and noise pollution. Further, the future hospital will take into account exterior and interior accessibility, thanks to corridors, waiting and reception rooms with larger and more open areas and the elimination of architectural barriers.

### TECHNICAL FEATURES

**Location.** Zaragoza.

**Built surface.** 31,657 m<sup>2</sup>.

**Beds.** 250.

**Outpatient consultations.** 135.

**Intensive Care Units.** 12.

**Operating theatres.** 14.

**Labs.** 2.

**Car park spaces.** 300.

**Architect.** Eneo Arquitectura.





## MEXICO |

### Ticul Hospital

The new hospital in Ticul, known as the “Pearl of the South”, is a priority infrastructure for this historic region of Mexico. It will provide 70 new beds and 15 specialties that will be able to treat the local population for most illnesses and avoid countless trips to Merida, the capital of the state of Yucatan, from which it is 85 kilometres away.

SANJOSE is preparing the project and the execution of this important project of more than 27,000 square metres, which will have all the services and facilities necessary to create a more decisive and regional hospital. In addition to the 70 beds already mentioned, it will have 6 operating theatres, 4 ICUs (1 isolated), clinical laboratory, milk formula laboratory and 11 outpatient clinics: Internal Medicine, Nephrology, Medical Paediatrics, General Surgery, Traumatology and Orthopaedics, Telemedicine, Prenatal Care, Gynaecology and Obstetrics, Dysplasia, Psychology and Physical Medicine and Rehabilitation.

#### TECHNICAL FEATURES

**Location.** Ticul, State of Yucatán.

**Built surface.** 27,632 m<sup>2</sup>.

**Beds.** 70.

**Operating theatres.** 6.

**Intensive Care Units.** 4 (1 isolated).

**Outpatient clinics.** 11.

**Labs.** 2. (Clinical and Milk Formula).

**Architect.** Sergio Mejía Ontiveros.

## JW Marriot Madrid, 5-star Hotel

The first JW Marriott hotel in Spain (Marriott International's most exclusive brand) occupies two buildings (9-11, Carrera de San Jerónimo St.) dating from the end of the 19<sup>th</sup> century (1886) in a privileged location in the centre of Madrid: Plaza de Canalejas. Both buildings, completely refurbished and remodelled to their new use, are included in the catalogue of buildings protected by the City Council and represent the characteristic architecture of Madrid at their time.

The hotel exudes classic luxury in keeping with the historic character of the original buildings. Its elegant decoration gives importance to elements such as the old wrought iron columns, its beautiful staircases, the carefully restored woodwork, etc. Neutral colours and woods are used in every room of the hotel, and metal is used in the rooms to add a subtle and sophisticated touch.

The building has frontage on three streets, which means that almost all of its 139 rooms are exterior. Further, the hotel has 4 interior courtyards that serve to illuminate common and transit areas while adding uniqueness to the hotel's design.

### TECHNICAL FEATURES

**Location.** Madrid.

**Built surface.** 10,656.85 m<sup>2</sup>.

**Rooms.** 139 (20 suites).

**Other Services.** Spa, gym, gastronomic areas.

**Architect.** Arvo Arquitectura de Juan.

**Project executed according to LEED Certification Standards.**

*First JW Marrott of Spain*







## PORTUGAL |

### Palácio Ludovice Wine Experience 5-star Hotel

Erected in the first half of the 18<sup>th</sup> century (1747) according to a project by the famous architect João Frederico Ludovice, it is the first palace to occupy an entire block in Lisbon. Subsequently, it was used for countless purposes (shops, offices, police station, school, embassy, etc.) until today, after a thorough refurbishment and extension, it has been transformed into the luxurious 5-star Palácio Ludovice Wine Experience Hotel. A much brighter building, capable of housing a total of 61 unique and different rooms on its six floors and one underground floor, as well as various unique spaces such as its central courtyard (former stables) with decorated pillars and a spectacular vertical garden under an almost invisible skylight, gymnasium, spa services, etc.

A unique project full of history which, after in-depth historical and archaeological studies, required the demolition and restoration of the façades and all the original elements that could be preserved. As for the structure, the existing deteriorated wooden beams were removed and replaced by new wooden beams with specific reinforcements of metal profiles, and the building had to be suspended in order to excavate and build a basement.

#### TECHNICAL FEATURES

**Location.** Lisbon.

**Built surface.** 5,427 m<sup>2</sup>.

**Rooms.** 61 (3 suites).

**Other Services.** Spa, gym, gastronomic spaces, the Solar do Vinho do Porto etc.

**Architect.** Palmer Grego Arquitecto and Miguel Câncio Martins.

The building has been listed as an  
Asset of Public Interest since 1938



## Resort Ikos Porto Petro 5-star Hotel

Set on a plot of more than 90,000 square metres on the southeast coast of Mallorca, close to the Mondragó National Park, Ikos Porto Petro is located between beautiful sandy coves that form a fascinating Mediterranean landscape.

This spectacular tourist complex will include 319 residential units surrounded by gardens and all kinds of leisure facilities: spa, indoor and outdoor heated swimming pools (for adults only, for children and babies), private swimming pools, tennis courts, 5-a-side football pitch, gymnasium, a wide range of gastronomic spaces, etc. As for the design of the interior spaces, it stands out for its minimalism, soft colours and the use of wood and fine furnishing materials to provide an elegant character.

### TECHNICAL FEATURES

**Location.** Santanyí, Mallorca.

**Built surface.** 32,198 m<sup>2</sup>.

**Housing units.** 319

**Other Services.** Auditorium, Health Club and Spa, indoor and outdoor heated swimming pools, gymnasium, outdoor sports areas, gastronomic areas, Sailing and Diving Club, Animation Centre, etc.

**Architect.** Proteyco.





## SPAIN |

### Hotel Attica 21 Vigo Business & Wellness, 4-star luxury hotel

Situated in a privileged environment due to its location in front of Samil beach and very close to the city centre, Hotel Attica21 Vigo Business & Wellness has been designed with an architectural vocation of landscape integration and respect for the environment, giving prominence to the uniquely beautiful nature that surrounds it, among which the emblematic Cíes Islands stand out as a backdrop. Its strategic location, together with the quality and innovation of all its facilities and services, allow it to perfectly combine holiday, urban, business and Health&Wellness tourism.

A complex of modern and avant-garde architecture made up of four bodies resolved in three buildings that opens onto the beach and the horizon, and makes the most of natural light and views. Its facilities include 157 spacious rooms (all exterior and with private terrace), an area of 900 square metres for holding events and meetings, several gastronomic spaces, wellness and spa area, outdoor swimming pool and fitness area.

#### TECHNICAL FEATURES

**Location.** Vigo.

**Built surface.** 20,447 m<sup>2</sup>.

**Rooms.** 157.

**Other Services.** Wellness and spa area, outdoor swimming pool, fitness area, gastronomic spaces, pool bar, event spaces, meeting rooms, etc.

**Architect.** MMO Arquitectos.



## Hotel H10 Croma Malaga, 4-star hotel

The Hotel H10 Croma Málaga is part of a much larger initiative that encompasses the redevelopment of the streets adjacent to Calle Hoyo de Esparteros and a complex urban design project capable of accommodating the aforementioned 138-room hotel, a car park on 3 underground floors totalling 220 spaces for the use of the hotel and residents, an office building, as well as the “relocation” of an emblematic 19<sup>th</sup> century building known as “La Mundial” which actually meant its reconstruction a few metres away from the hotel -where it used to stand- respecting its size and proportions.

Of the complex designed by Pritzker Prize winner Rafael Moneo, the Hotel H10 Croma Málaga stands out, both for its 11 floors above ground level and for its imposing white façades of complex volumetry in which the cubes/hollows that give rise to the terraces of the rooms stand out, tiled on walls and ceilings with a load of colour (blue, green or copper), which fragment the volume of the hotel and animate its design to the point of becoming characteristic elements of its architecture. It should be noted that the cthe features of the façade change with the different orientations and that they are all unique in themselves, taking into account both aesthetic and functional values.

### TECHNICAL FEATURES

**Location.** Malaga.

**Built surface.** 19,370 m<sup>2</sup>.

**Rooms.** 138.

**Other Services.** Outdoor swimming pool with rooftop solarium, gymnasium, gastronomic facilities, spaces for events, etc.

**Architect.** José Rafael Moneo Vallés (Pritzker Prize).

**Interior design.** Lázaro Rosa Violán.





*Netflix's first production site in Europe*

SPAIN |

## Madrid Content City

Madrid Content City, whose facilities will occupy more than 240,000 square metres once completed, is the largest audiovisual hub in Spain and a benchmark in Europe. SANJOSE has collaborated in the construction of this large complex from Phase I with a total of 17 buildings (6 currently under construction) and various works, including the offices of Secuoya and Netflix, 12 independent spaces for audiovisual and administrative use (10 for Netflix, the company's first production headquarters in Europe), an auditorium, ample parking, loading docks, warehouses, spaces for the manufacture and repair of sets, a large esplanade for outdoor filming, roads, urban development, 2 premises/buildings for restaurants, etc.

The Tres Cantos complex is a world reference thanks to its state-of-the-art connectivity, the use of renewable energies and a complete integration within the urban area, respectful of the environment. It should be noted that the centre is located near the train tracks, and to avoid noise and vibrations in the recording spaces, a construction system structured in several layers is used, consisting of: prefabricated concrete structure, concrete panels in the enclosures, with metal structure-based cladding, insulation with different densities, air chambers and plasterboard panels, as well as elastomeric plug systems and multilayer covers to guarantee a high level of acoustic insulation inside the recording spaces.



### TECHNICAL FEATURES

**Location.** Tres Cantos, Madrid.

**Total built surface.** 72,526 m<sup>2</sup>.

**Buildings.** 17.

**Auditorium.** 260 seats.

**Architects.** Pelayo García Costales, Santiago Cifuentes Barrio, Ana del Valle Santos, Carlos Rubio Carvajal and C23 Arquitectos.



## Martinhal Complex

Spectacular real estate development of more than 75,000 square metres of built area for the Martinhal Group located in the Príncipe Perfeito Square in Lisbon's Parque das Nações. A redeveloped area along the east bank of the Tagus River that represents a great success of urban redevelopment by converting a peripheral industrial area into a modern neighbourhood after the 1998 World Expo in Portugal.

This area, fully consolidated in today's Lisbon, continues to receive modern and innovative buildings such as the one that has finally become the headquarters of the Ageas Portugal Group, and the exclusive Martinhal Residences.

The office building, approximately 60 metres high, represents a new office concept that promotes and reflects the latest technological innovations. A building fully committed to the environment and efficiency; as well as flexibility and the search for solutions to create working conditions based on exchange and community.

For its part, the residential building is distributed over two underground floors with 142 parking spaces and 16 floors above ground housing 162 homes of 1 to 4 bedrooms in an Aparthotel system and spectacular communal areas with restaurant, bar, indoor and outdoor swimming pool, gym, spa, etc.

### **Ageas Tejo Building**

**Location.** Lisbon.

**Built surface.** 41,000 m<sup>2</sup>.

**Car park spaces.** 472.

**Other Services.** Auditorium, Business Centre, spa, swimming pools, restaurants, rooftop bar, etc.

**Architect.** Eduardo Capinha Lopes.

**Project executed according to BREEAM® certification standards.**

- \* National Real Estate Award 2022 of Portugal Expresso/SIC News for the Best Indoor Architecture in the Tourism Category.
- \* Best Development Award 2022 at the National Real Estate Awards of Portugal.
- \* Best Project 2022 Award in the Tourism Category at the National Real Estate Awards of Portugal.
- \* Premio SIL (Salão Imobiliário de Portugal) 2021 to "Best Sustainable Construction and Energy Efficiency".

### **Martinhal Residences**

**Location.** Lisbon.

**Built surface.** 34,677 m<sup>2</sup>.

**Accommodation units.** 162.

**Car park spaces.** 142.

**Architect.** Eduardo Capinha Lopes.







*His Majesty the King of Spain presided over the inauguration ceremony in May 2022*



SPAIN

## The City of Justice of Vigo

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A complex project that goes beyond the reconstruction, rehabilitation and adaptation of the old Xeral Hospital of Vigo (the first skyscraper in Galicia, 1955) to its new use as the City of Justice. From its initial conception, this initiative was understood as an opportunity at the urban level to simultaneously generate a free and quality public space within the city.

The City of Justice in Vigo stands out for its modern central tower, visible from any point in the metropolitan area, which reflects the unique elements of the old building. It is complemented by a glass walkway that serves as a link between the two main buildings and provides the plot with a new large public square, under which two parking basements and the centralisation of the facilities (after an excavation of more than 73,000 cubic metres) are built. As a complement, the complex is equipped with a nursery that blends in with the surroundings by means of landscaped slopes.

Works on the existing building involve the demolition of more than 10,000 square metres of structure to rebuild it again, the reinforcement of 325 pillars in the existing structure and the removal of part of the 21-storey building on micropiles to extend a floor below this surface. In order to create the underground spaces, more than 14,100 cubic metres of concrete, 910 tonnes of corrugated steel, 1,100 tonnes of structural steel, and more than 9,000 metres of micropiles were used to ensure the structural reinforcement of the complex.



### TECHNICAL FEATURES

**Location.** Vigo.

**Built surface.** 44,354 m<sup>2</sup>.

**Developed area.** 5,171 m<sup>2</sup>.

**Buildings.** 3.

**Courts.** 35 and expandable up to 22 more.

**Car park spaces.** 400 cars and 100 motorbikes.

**Architect.** Alfonso Penela.

## One Parc Central

Modern, sustainable and flexible 55-metre high office building (13 floors above ground + 3 underground basement floors) with different types of façades depending on their orientation, resulting in a vertical double skin on the east and west sides, cantilevered eaves on the south side and a thermally controlled façade on the north side. The optimisation of the envelope has reduced energy demand by 67%, and optimisation of facilities systems has reduced energy consumption to 41 kwh/m<sup>2</sup> per year.

### TECHNICAL FEATURES

**Location.** Barcelona.

**Built surface.** 28,270 m<sup>2</sup>.

**Car park spaces.** 147 cars, 277 motorbikes and 117 bicycles.

**Other Services.** 2,158 m<sup>2</sup> of terraces surfaces (500 m<sup>2</sup> of roofed terraces), 11 electric charging stations.

**Architect.** Batlle i Roig Arquitectura.

**Project in execution according to LEED and WELL Certification standards and the new digital connectivity WIREDScore seal certification.**



## Generali Office Building at 2-4, Orense St.

Comprehensive remodelling and updating of two buildings (façades, exterior spaces for public use, interior spaces and car parks), that, upon the refurbishment, will transmit an avant-garde image becoming a benchmark in the AZCA business area in Madrid.

In addition to the plasticity, the project will create new collaborative workspaces, this total transformation is governed by the highest standards of sustainability and energy efficiency through the use of clean energy, optimisation of water consumption, improvement of indoor environmental quality, incorporation of numerous green spaces through various terraces, etc.

### TECHNICAL FEATURES

**Location.** AZCA, Madrid.

**Built surface.** 55,601 m<sup>2</sup>.

**Architect.** Estudio Lamela.

**Project in execution according to LEED Platinum certification.**







SPAIN |

## Office Building at 11, Ruiz Picasso

Comprehensive refurbishment and updating of the renowned Sollube Building that includes the modification of its exterior appearance, a firm commitment to sustainability guided by LEED Platinum certification standards, and a better use of interior spaces: 10-storey building with underground parking that will house a mixed use of commercial space on the three lower floors and offices on the rest.

On the outside, it is projected as a modern and clean building that understands the existing setbacks of the environment and offers a global and elegant solution. Inside, the main concept that defines the project is to enhance the central space where the building generates, with a large interior lobby that connects the sundry existing spatial experiences, from the double-height ceilings at the entrances to the large central courtyard overflowed by all the offices.



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### TECHNICAL FEATURES

**Location.** AZCA, Madrid.

**Built surface.** 39,828 m<sup>2</sup>.

**Architect.** Fenwick Iribarren.

**Project executed according to LEED Platinum certification.**



## Plan VIVE of the Community of Madrid

SANJOSE Constructora is the development manager to manage projects, licenses and construction for the Ares Management Real Estate fund, which was the successful tenderer, via Avalon Properties, for the 50-year concession of Lots I and II of the Community of Madrid for the construction and rental management and maintenance of 3,582 housing units of 1 to 3 bedrooms (1,701 Lot I and 1,881 Lot II) which will represent 410,000 m<sup>2</sup> of built surface in Valdebebas - Madrid, Torreloaones, Alcalá de Henares, Colmenar Viejo, Getafe, San Sebastián de los Reyes, Tres Cantos, Torrejón de Ardoz, Móstoles and Alcorcón.

This project, aimed at adding value and responding to a wide range of new models of coexistence, will provide an innovative and sustainable offer, with a varied typology of housing adapted for people with reduced mobility, parking spaces, large communal areas, green areas and children's playgrounds. It should be noted that all projects will have Energy Rating A, efficient heating and cooling system through aero thermal energy, BREEAM® Good Certification, etc.

BIM methodology will be used during design and construction development, enabling a more effective collaborative process for project design and management. It should be noted that during construction phase, special importance is being given to streamlined construction solutions, such as prefabricated façades and bathrooms, thereby achieving shorter delivery times, optimising resources, guaranteeing the quality of finishes, multiple advantages in the field of sustainability, etc.

### TECHNICAL FEATURES

**Location.** Community of Madrid

**Residential built surface.** 414,000 m<sup>2</sup>.

**Developed area.** 142,064 m<sup>2</sup>.

**Residential developments.** 23.

**Housing units.** 3,582.

**Buildings.** 66.

**Car park spaces.** 5,406.

**Architects.** Alberich-Rodriguez, GP-17, Cano y Escario.

**Project Manager.** Aedas Homes.

**Project executed according to BREEAM® certification standards.**

*The VIVE Plan is the best example in Spain of public-private collaboration to promote access to housing*







SPAIN |

## Jardines Hacienda Rosario

Residential macro-project located in the east of the city of Seville, with excellent communications and surrounded by green areas and facilities, which will house more than 1,000 homes arranged into 7 buildings. SANJOSE has currently completed the first three phases of the development and is currently executing the work on phases IV and V. It should be noted that the last building delivered, with 125 homes, has been built under BREEAM® Certification Standards.

Jardines Hacienda Rosario stands out for its avant-garde design and architecture, as well as for its more than 37,000 square metres of communal areas in the purest resort style, with two swimming pools, six paddle tennis courts, football field, basketball court, children's games, running circuit, social club, large green areas, etc.

### TECHNICAL FEATURES

**Location.** Seville.

**Residential built surface.** 111,374 m<sup>2</sup>.

**Buildings.** 5.

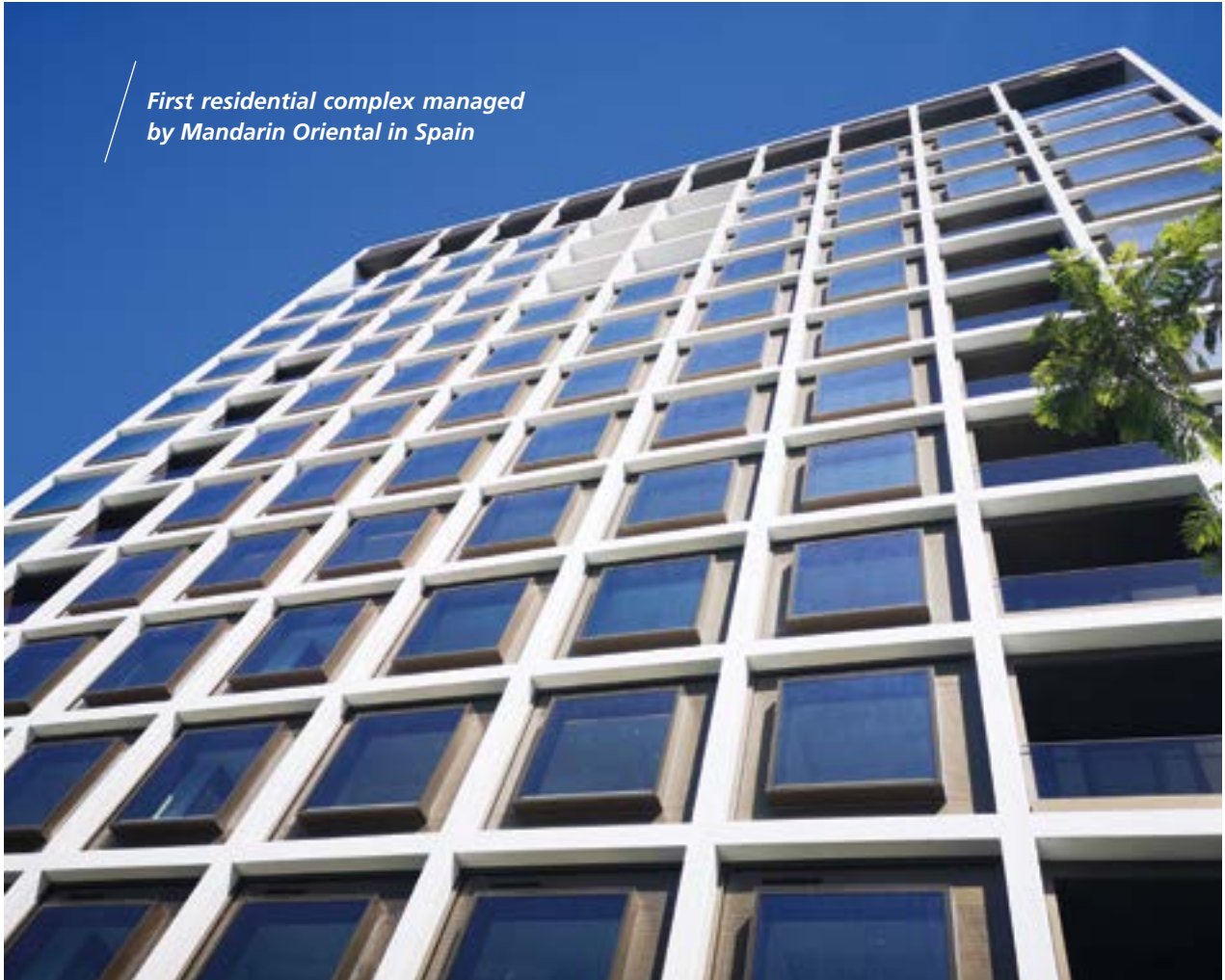
**Housing units.** 745.

**Communal areas.** 37,000 m<sup>2</sup>.

**Architect.** Miguel Ángel Gea Andrés.



*First residential complex managed  
by Mandarin Oriental in Spain*



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SPAIN |

## Residential Development at 111, Paseo de Gracia St.

An exclusive 67-metre high residential building, 21 floors above ground and 3 basement floors, located at the intersection of Paseo de Gracia St. and Avenida Diagonal in Barcelona, which perfectly combines architectural elegance with an innovative design dominated by pure and exquisite spaces that undoubtedly contribute to make this project one of the most exclusive residential spaces in the world.

Developed by KKH Property Investors and managed by Mandarin Oriental (first in Spain), it has 34 spectacular housing units (4 penthouses), parking spaces and very well maintained and spacious communal areas including a main lounge, green areas, gym, wellness centre, business space, as well as a rooftop garden and swimming pool.

### TECHNICAL FEATURES

**Location.** Barcelona.

**Built surface.** 13,708 m<sup>2</sup>.

**Housing units.** 34.

**Car park spaces.** 55 for cars and 18 for motorbikes.

**Architect.** OAB (Carlos Ferrater).

**Interior design.** Muza Lab - London / GCA Arquitectes.

**Project in execution according to LEED Gold certification.**



## PORTUGAL |

### Villa Maria Pia Residential Development

A unique residential complex of 14 housing units comprising 2 modern new buildings and the refurbishment of the 19<sup>th</sup> Century Villa - Palacete de la Reina Maria Pia de Sabóia, one of the most emblematic buildings on Monte Estoril.

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The Chalet, which contains 4 homes, continues to have a predominant location on the site, having preserved and enhanced its most relevant architectural and decorative elements, adapting them, at the same time, to current security and comfort demands. For their part, the two new buildings (5 housing units each), as independent buildings, seek to fit harmoniously into the morpho-typological characteristics of the surrounding built fabric, whether in terms of their volumetry, altime-try, ground layout and materiality.

The Residential Villa Maria Pia also has an underground car park common to the new buildings, 6 swimming pools, a complete spa, an extensive garden that has been completely renovated, etc.

#### TECHNICAL FEATURES

**Location.** Estoril.

**Built surface.** 6,529 m<sup>2</sup>.

**Buildings.** 3.

**Housing units.** 14.

**Architect.** ARX Portugal Arquitectos.



## Campo Novo

The Campo Novo project practically means the creation of a new neighbourhood that expands Jardim do Campo Grande and increases its attractiveness through the mixed use of traditional neighbourhoods with a complete and suggestive residential, office, commercial and service offer, in which public space is the main actor with its 20,000 square metres of gardens. It will be an oasis that will give the residents of Lisbon a new centre where all their needs will be met on its 80,000 square metre plot.

SANJOSE is participating in this large project with the construction of 4 of the 8 lots (1, 6, 7, and 8) that make up the project, which represent more than 90,000 square meters of constructed area distributed in four modern buildings for sundry uses: Alameda Comercial with supermarket, shops, restaurants, etc.; an innovative office building with LEED Gold certification; two exclusive residential buildings with 85 and 50 housing units; and the construction of a total of 2,424 underground parking spaces.



*A new neighbourhood in Lisbon*



## TECHNICAL FEATURES

Location. Lisbon.

Total built surface. 93,518 m<sup>2</sup>.

Shopping Centre. 46,032 m<sup>2</sup>.

Office Building. 18,400 m<sup>2</sup>.

Residential buildings. 2 (29,086 m<sup>2</sup> and 135 housing units).

Car park spaces. 2,424.

Architects. Reify by Sonae Sierra and Saraiva & Associados.





TRS Ibiza 5-star hotel (Spain)



Apartment Hotel Be Casa Valdebebas, Madrid (Spain)



The Flower Tower Residential Development in Leça da Palmeira, Matosinhos (Portugal)



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Exhibition, Fair and Convention Centre of Cordoba (Spain)



San Jose of Casablanca Hospital (Chile)



Community Hospital of Huasco (Chile)



Livensa Living Hall of Residence Getafe (Spain)



Avenida de Los Andes 4 Residential Development, Madrid (Spain)



Office building at 544, Alcalá St. in Madrid (Spain)





Stretch Sangonera - Totana of the Mediterranean High Speed Corridor Murcia - Almería (Spain)

## Main Civil Works

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- Railway Station Madrid Chamartín - Clara Campoamor.
- Stretch North Evora - Freixo of the Southern International Corridor (Portugal).
- Stretch Sangonera - Totana of the Mediterranean High Speed Corridor Murcia - Almería.
- Stretch Amusco - Osorno High Speed Railway Palencia - Aguilar del Campo.
- Stretch Vilaboa - A Ermida of the future Dual Carriageway A-57, Pontevedra.
- Stretch Olivares de Duero - Tudela de Duero of Highway A-11 (Autovia del Duero), Valladolid.
- Stretch Junction of La Concepción – Junction of the A7 Mediterranean Dual Carriageway, Almería.
- Improvement works of Access to Manoteras - Chamartín Island in the Hortaleza District, Madrid.
- Vertical mobility and mechanical lifts on the northern slope of the Parquesol neighbourhood, Valladolid.
- Vertical mobility and mechanical lifts on the eastern slope of the Parquesol neighbourhood, Valladolid.
- Underground parking in the Plaza del Ajedrez de Estepona, Malaga.
- Access to the area of logistics and industrial activities of Asturias (Zalia) from the high capacity network.
- Belgrano General Water Treatment Plant , Buenos Aires (Argentina).
- New Container Terminal of the Port of Cadiz Screen of secant piles in the access and emptying of the false tunnel.
- Urban development industrial estate 3 Peri-IV-01 San Roque, Vigo.
- Urban development sector 10 of A Coruña (Parque Ofimático).
- Urban development Paraninfo Tres Cantos, Madrid.



Stretch North Evora - Freixo of the Southern International Corridor (Portugal)



## Railway Station Madrid Chamartín - Clara Campoamor

Madrid-Chamartín Clara Campoamor is making progress in the transformation that will turn it into a strategic node after the process of liberalisation of passenger rail transport, the commissioning of new sections of the high-speed network, and the standard gauge tunnel that will connect it with Madrid Puerta de Atocha Station. Once completed, this station will be a world-class transport hub for sustainable mobility, integration and innovation.

This project includes the construction of 4 new tracks for high-speed trains with their corresponding platforms, bringing the total number of tracks in this railway infrastructure to 25 (12 for high-speed trains). The station concourse will be extended and remodelled in its entirety to cover and connect with these new tracks and platforms located to the east side, resulting in a passenger building with three different areas: a boarding area for high-speed trains, an area for local trains with access through turnstiles and a common lobby in the form of a large longitudinal corridor 18 metres wide - with commercial premises on one side and the different boarding and waiting areas on the other - which will be the 'heart' of the station and the main route for passenger and user movement.

The scope of the project includes the execution of other complementary works such as the construction of an underground connection with the Cercanías concourse and Metro de Madrid, a new technical building for High Speed facilities at the north end of the station, and the execution of foundations and piles for the track covering on the east side that will serve as support for the future covering of the entire station's track bed, a work that forms part of the Madrid Nuevo Norte project.

It should be noted that all works will be coordinated so as to ensure that the station remains in service throughout the entire execution of the works.

### TECHNICAL FEATURES

**Location.** Madrid

**Built surface.** 80,923 m<sup>2</sup>.

**Architect/Engineer.** Ineco.







## Stretch North Evora - Freixo of the Southern International Corridor

A 20.5 km section of railway line between Évora Norte and Freixo (between KP126+000 and 146+500) which forms part of one of the axes of the Southern International Corridor, created to improve the connection of the Alentejo railway network with Spain and Europe, across the border of the eastern line between Elvas and Badajoz. The project includes the construction of a technical building and sundry structures, including 8 flyovers, 7 underpasses and 6 viaducts with a total length of 1,736 metres and a height of up to 20 metres.

This project, which receives financial support from the EU through the Connecting Europe Facility (CEF) programme, will be the first high-speed line in the country and will be able to reach speeds of up to 300 km/h. The train journey is estimated to be reduced by 140 km and transport costs by around 30%, and in environmental terms, the new line is expected to reduce greenhouse gas emissions by some 428 million tonnes of CO<sub>2</sub>.

### TECHNICAL FEATURES

**Location.** Évora.

**Length.** 20.5 km.

**Viaducts.** 6.

**Flyovers.** 8.

**Underpasses.** 7.

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*The Southern Corridor will be Portugal's first high-speed line and will be able to reach speeds of up to 300 km/h*

*The Mediterranean Corridor is a priority infrastructure to strengthen the competitiveness of freight and passenger transport in Spain and its connection with Europe*



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## SPAIN |

### Stretch Sangonera - Totana of the Mediterranean High Speed Corridor Murcia - Almería

New railway platform with a 24.7-kilometre route for the operation of mixed traffic (passenger and freight traffic) and geometric characteristics that allow reaching speeds of between 250 and 300 km/h.

The route (which crosses the municipalities of Murcia, Librilla, Alhama de Murcia and Totana) runs on a double-track railway platform from KP 200+300 to KP 225+000, with a 4.70 metre centre line and a platform width of 14 metres. Structures associated with the project include 5 viaducts, 1 pedestrian walkway, 6 ROBs, 7 underpasses and/or wildlife crossings and the construction of 2 stations: Librilla and Alhama de Murcia.



#### TECHNICAL FEATURES

**Location.** Murcia

**Length.** 24.7 km.

**Viaducts.** 5.

**Stations.** 2.

**Flyovers.** 6.

**Underpasses.** 7.

**Pedestrian walkway.** 1.





Project included in the actions of the Recovery, Transformation and Resilience Plan

SPAIN |

## Stretch Amusco - Osorno High Speed Railway Palencia - Aguilar del Campo

This section designed for passenger traffic only, which is part of the extension of the high-speed line that currently connects Madrid with Palencia up to Reinosa, will allow the extension of high-speed passenger services up to Cantabria with a maximum train speed of 350 km/h.

Over a length of almost 22 kilometres, this section requires the construction of 19 structures. Of particular note is the construction of two viaducts built on site (over the Berco stream and the Canal de Castilla), a third viaduct to cross the conventional railway, built using prefabricated trough-type elements 79.7 metres long in total, and a unique project to cross the N-611 road and the A-67 dual carriageway, using a structure of three independent decks of prefabricated double "T" beams with three spans, each spanning 116 metres in length.

### TECHNICAL FEATURES

**Location.** Palencia.

**Length.** 21.95 km.

**Viaducts.** 3.

**Flyovers.** 10.

**Underpasses.** 6.

## Stretch Vilaboa - A Ermida of the future Dual Carriageway A-57



This 5.7-kilometre-long section (almost 10 kilometres in total, counting the different branches and junctions) will be the first of the future A-57 dual carriageway, an infrastructure that will be the high-capacity alternative to the N-550 road in Pontevedra, which handles more than 25,000 vehicles a day. The new dual carriageway will contribute to improving mobility in the metropolitan area of Pontevedra, will provide greater accessibility to the eastern part of the city, as well as to the Campiño Industrial Estate and the A Reigosa logistics platform, and will contribute to reducing traffic intensity on the southern access to Pontevedra.

To connect this new infrastructure with the N-550, 16 structures will be built, including five viaducts and one pergola-type viaduct, and three junctions, including a 2.1-kilometre bidirectional junction that will start at the Vilaboa junction and cross the Pontevedra-Redondela railway line and the AVE "Eje Atlántico" high-speed railway line.

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### TECHNICAL FEATURES

**Location.** Pontevedra.

**Length.** 5.7 km.

**Viaducts.** 5 (1 pergola-type).

**Flyovers.** 7.

**Underpasses.** 4.

**Junctions.** 3.





## Stretch Olivares de Duero - Tudela de Duero of Highway A-11 Autovia del Duero, Valladolid

This section belongs to the A-11 Duero Dual carriageway, a high-capacity road between Soria and the Portuguese border with Valladolid and Zamora. The section being developed is conceived as a high-capacity alternative for channelling all east-west traffic flows between the towns on the banks of the Duero River. Currently this itinerary is carried out through the one-way road N-122, which supports an average intensity of 6,300 vehicles per day and has several crossings between both towns.

The works consist of the execution of a new section of highway with two double-lane carriageways with inner and outer verges, separated by a median. Likewise, works foresee the repositioning of the road network intercepted by the route, ensuring the communication of all the adjacent properties affected, and the transversal permeability will be resolved by means of 8 overpasses, 9 underpasses and 2 viaducts to cross the Canal del Duero and the Canal Supletorio. In addition, a junction that will give access to the towns of Sardón de Duero, Quintanilla de Onésimo and Tudela del Duero, and another junction with the VP-3302 road are also being built.

### TECHNICAL FEATURES

**Location.** Valladolid.

**Length.** 20.2 km.

**Viaducts.** 2.

**Flyovers.** 8.

**Underpasses.** 10.

**Junctions.** 2.





SPAIN |

## Stretch Junction of La Concepción - Junction of the A7 Mediterranean Dual Carriageway, Almería

This project will improve the level of service and safety on the existing A-334 road, which connects the A-92N and A-7 roads between the provinces of Granada and Almería.

To implementation of this new section of the dual carriageway implies the need to build a viaduct of prefabricated beams with a 45-metre-long span over the Barranco del Muerto ravine, five overpasses, two underpasses and two junctions. The first junction, of the diamond type with roundabouts with four movements, will be located at KP 3+250 of the new dual carriageway and will facilitate access to the new photovoltaic plant and the districts of La Concepción and El Palacés. The second will serve as a connection between the A-334 and Mediterranean Dual Carriageway, and will include the connection to the AL-7106 road and the service area located on the right-hand carriageway of the A-7 in the direction of Murcia.

### TECHNICAL FEATURES

**Location.** Almería.

**Length.** 3.615 km.

**Viaducts.** 1.

**Flyovers.** 5.

**Underpasses.** 2.

**Junctions.** 2.



Access to the Manoteras Warehouses - Isla de Chamartín, Madrid (Spain)



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Vertical mobility and mechanical lifts on the northern slope of the Parquesol neighbourhood, Valladolid (Spain)



Underground parking in the Plaza del Ajedrez de Estepona, Malaga (Spain)



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Access to the area of logistics and industrial activities of Asturias (Zalia) from the high capacity network (Spain)





Milan Photovoltaic Plant, Maule Region (Chile). 7.36 MW

# Main Engineering & Industrial Works

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- Solar plant of the Adolfo Suárez Madrid - Barajas International Airport 142.42 MW.
- Los Nogales Photovoltaic Plant, Ovalle Region (Chile). 9.9 MW.
- Palermo Photovoltaic Plant, Metropolitan Region of Chile (Chile). 9.9 MW
- Torino Photovoltaic Plant, Maule Region (Chile). 8.8 MW.
- Milan Photovoltaic Plant, Maule Region (Chile). 7.36 MW.
- Cantera Photovoltaic Plant, Metropolitan Region of Chile (Chile). 3 MW.
- Ratulemus Photovoltaic Plant, Maule Region (Chile). 3 MW.
- Cauquenses Photovoltaic Plant, Maule Region (Chile). 3 MW.
- Olivier Photovoltaic Plant, Coquimbo Region (Chile). 3 MW.
- Olivia Photovoltaic Plant, Coquimbo Region (Chile). 3 MW.
- Soy Solar Photovoltaic Plant, IV Region (Chile). 3 MW.
- Sofia Photovoltaic Plant, IV Region (Chile). 3 MW.
- New Estrella Galicia factory in the Morás Industrial Estate - Arteixo, A Coruña.
- Civil protection and safety systems in the tunnels of the Pajares Bypass.
- Replacement and updating of air-conditioning and fire protection systems at Malaga - Costa del Sol Airport.
- Enlargement Factory of Nivea Beiersdorf Manufacturing in Tres Cantos (BMTC), Madrid.
- Expansion of the Estrella Galicia factory in the A Grela Industrial Estate, A Coruña.
- Executive Project for the Re-engineering of the Road and Rail Freight Terminal of the ICL plant in Súria, Barcelona.
- Data Centre for Mercury Engineering and Building Services in Alcobendas, Madrid.
- Expansion and upgrading of equipment to improve the efficiency and production capacity of the ICL plant in Súria, Barcelona.
- Renovation of the heat production system at the Gregorio Marañón General University Hospital in Madrid.
- Medical Surgical Day Centre and new haematology, metabolismology and microbiology laboratories at Gregorio Marañón University Hospital in Madrid.
- Short Stay Hospital Unit (SHU) of Adolescent Psychiatry at the University Hospital 12 de Octubre, Madrid.
- Children's and Women's New Hospital Ward at the Vall d'Hebron Health Campus, Barcelona.
- Refurbishment and redistribution on floor 5 of the Hospital El Pilar Quirónsalud in Barcelona to implement a new surgical block, resuscitation room (REA), day hospital and ICU.
- New impatient stay floor and new outpatient consultation area at the General University Hospital of Catalonia, Barcelona.
- Modernisation of the facilities associated with magnetic resonance imaging at the Hospital Universitari Sagrat Cor, Barcelona.
- Modification of the haemodynamics rooms at Centro Médico Teknon, Barcelona.
- Refurbishment of the Brachytherapy Unit of the Catalan Institute of Oncology at the Duran i Reynals Hospital, Hospital de Llobregat.
- Assisted Reproduction Laboratory (IVF) and Gynaecology and Obstetrics Hospitalisation Unit of the Hospital Universitari de Girona Doctor Josep Trueta.
- Improvement of Energy Efficiency at the San Carlos Hospital in San Fernando, Cádiz.
- Replacement of exterior street lighting systems of Cangas, Pontevedra.
- Photovoltaic facilities for self-consumption (94.35 KWP) in the School-Workshop of the Parque de Milagros, in Lugo.
- Refurbishment and extension of the electrical and air-conditioning installations of the Data Processing Centre of the Autonomous University of Barcelona. Phase I.
- Design, sizing and assessment of the refurbishment and renovation of the Alhaurín de la Torre Penitentiary Centre, Malaga.
- Reform of facilities at the Madrid V Penitentiary Centre in Soto del Real, Madrid.
- Works to adapt the market in the Port of Vigo to fire regulations.
- Charging infrastructure for electric vehicles at the Ciudad Deportiva del Real Madrid C.F. in Valdebebas, Madrid.



## Solar plant at the Adolfo Suárez Madrid - Barajas International Airport (142.42 MW)

Engineering, supply, construction, commissioning and maintenance for one year (EPCM) of the new solar plant at Adolfo Suárez Madrid - Barajas International Airport, which will have a total installed capacity of 142.42 MW. The plant, which will occupy an area equivalent to 353 football fields (70.02 hectares) located on different plots within the airport grounds, will have 214,170 photovoltaic modules with an output of 665 Wp per module. It is estimated that they will generate 212 GWh of energy per year, which is the average consumption of 65,000 households per year.

The new photovoltaic plant will be connected to its own Delivery and Metering Centre and will be equipped with photovoltaic inverters so that total nominal power of the plant will be 120 MWn and a total of 25 transformer substations will be installed. A MV cabling network will be laid along the airport grounds, linking the different plots of the PV fields, and a booster substation will be built with two power transformers of 100MVA each, which will raise the voltage to 220kV to connect to the existing REE substation.

The solar photovoltaic plant being built by SANJOSE is one of the most powerful renewable energy production facilities in the airport sector worldwide and forms part of Aena's Photovoltaic Plan, which will allow it to achieve 100% of the electricity supply in all its airports from renewable energies by year 2026. Specifically, this plant will account for 24.8% of the photovoltaic installations in the Aena airport network.

### TECHNICAL FEATURES

**Location.** Madrid.

**Surface plot of land.** 70.02 hectares located in different areas of the airport.

**Total installed power.** 142.42 MW.

**Solar panels.** 214,170.





*The solar photovoltaic plant at Adolfo Suárez Madrid - Barajas International Airport is one of the most powerful renewable energy production facilities in the airport sector worldwide*







CHILE |

## Photovoltaic Plants for Naturgy in Chile (56.96 MW)

The execution of 11 PV plants in different regions of Chile that will add a total installed power of 56.96 MW and more than 106,000 solar panels. Specifically, these are the 9.9 MW Los Nogales, 9.9 MW Palermo, 8.8 MW Torino, 7.36 MW Milano, 3 MW Cantera, 3 MW Ratu-lemus, 3 MW Cauquenes, 3 MW Olivier, 3 MW Olivia, 3 MW San Osvaldo and 3 MW Sofia photovoltaic plants.

The scope of each project consists mainly of the execution of the civil works, supply and laying of cabling (Low and Medium Voltage), control and monitoring system, CCTV and anti-intrusion system, assembly and commissioning of Transformer Stations and inverters, assembly and commissioning of trackers (support structure), assembly and connection of photovoltaic modules and construction of the Medium Voltage evacuation line/s to the point of connection with the distribution company.



Los Nogales Photovoltaic Plant, Ovalle Region (Chile). 9.9 MW

### TECHNICAL FEATURES

**Location.** Ovalle Region, Maule Region, Coquimbo Region, Region IV and Metropolitan Region of Chile.

**Plants.** 11.

**Commercial power.** 56.96 MW.

**Solar panels.** 106,120.

## Estrella Galicia brewery in Arteixo, A Coruña

The new Estrella Galicia brewery, whose construction project is divided into four phases, will be a new, modern production centre on a 466,000 square metre plot of land in the Morás- Arteixo Industrial Park and will have a production capacity of 300 million litres per year, which could reach 1,000 million litres once the project is completed.

The new factory integrates production spaces with service and office spaces, as well as urban and green spaces. To this end, the design will favour both the quality of the production process and the interior environmental quality of the buildings, as well as the integration of the complex into its surroundings. A modern factory that will be characterised by flexibility and designed with future growth in mind, based on an initial general layout.

The works started in 2022, under the BIM (Building Information Modelling) Information Management System, when the first two lots were awarded to SANJOSE, and comprise more than 66,000 square metres of built area between the various facilities to be built, mainly: the knowledge buildings, warehouse, utilities, milling tower and reception of raw materials (Lot I); and a packaging plant, external warehouse and a packaging office building, workshop building and packaging spare parts (Lot II).

### TECHNICAL FEATURES

**Location.** Morás Industrial Estate in Arteixo, A Coruña.

**Built surface.** 66,676 m<sup>2</sup>.

**Buildings.** 12.

**Architect.** Idom.





## Civil protection and safety systems in the tunnels of the Pajares Bypass

Installation of the Protection and Safety Systems in the 12 tunnels comprising the Pajares Bypass, which is part of the future Madrid - Asturias High Speed Line, which will substantially improve the railway connection between Castile and the North of Spain. This 49-km section, which connects the municipalities of La Robla (León) and Pola de Lena (Asturias), includes, among others, the Pajares twin-tube tunnel, which with its 25 km is the second longest railway tunnel in Spain.

The contract includes the supply of safety systems for the 12 tunnels, including the energy and lighting systems of the firefighting points and exterior booths, fire detection and extinction, communications and control, sensorisation, ventilation, emergency signalling and auxiliary civil works, as well as the integration of the entire system in the remote control centre. Its longitudinal ventilation system, with fans distributed in pairs of reversible jets (Jet-Fans) along the tunnels that allow the dilution of pollutants in the operating phase and the control of smoke in case of fire, should be highlighted.

### TECHNICAL FEATURES

**Location.** Castilla y León and Asturias.

**Tunnels.** 12.

**Length.** 49 km.

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## Updating of the air conditioning and fire protection systems at Malaga Airport - Costa del Sol

Major renovation and upgrading of the air-conditioning and fire protection systems without altering the operation of the most important airport in Andalusia and the fourth largest in Spain in terms of passenger volume. The entire project has been carried out without altering its operability and has been integrated into the airport's Wonderware SCADA.

**Air-conditioning.** It affects practically the entire T2 terminal building and involves the dismantling of the existing installation, the replacement of air-conditioning units, fan coils, pumping units, hydraulic distribution network, air distribution duct network, diffusion elements, electrical panels and circuits, wiring network and control panels.

**Fire protection system.** It affects multiple areas of T2, T3 and car parks. It has involved the construction of new evacuation corridors 350 metres long for the arrivals area of T2 and car park P2, the protection with fireproof mortar of the entire metal structure of the roof of T2, and the sectorisation of many areas with fire-resistant glass, some of them completely, such as the VIP lounge of T3.

In terms of fire-fighting installations, the T2 building has been fitted with a sprinkler network, the fire hydrants network has been renewed, the fire-fighting pressure groups in T2, T3 and P1 have been replaced, new intercom zones have been installed in disabled refuge areas and the access control system and pressurisation of evacuation stairways have been extended. Further, smoke and temperature control systems are being installed in the baggage reclaim areas of T2 and T3, as well as inside the curtain wall of the T3 façade. On the roof of the air side of the T2 building, 40 ventilators have also been installed, modifying the affected false ceilings to allow smoke evacuation in case of fire.

**Significant modernisation of Spain's 4<sup>th</sup> largest airport in terms of passenger volume without altering its performance and operability**



### TECHNICAL FEATURES

**Location.** Malaga.

**Affected surface.** 105,000 m<sup>2</sup>.

**Air-conditioning.** 27 air-conditioning units, 115 fan coils, 25,000 m<sup>2</sup> of ducts, 12,500 metres of piping and 16,000 metres of cabling, etc.

**Fire protection system.** 7,000 metres of piping and 64,000 metres of cabling, 3,150 sprinklers, 10,500 m<sup>2</sup> of ducting, 230 fire doors, 640 m<sup>2</sup> of EI120 glass, etc.









Subsidiaries





## Subsidiaries

As part of its policy of growth and integration in various geographic markets, Grupo SANJOSE develops part of its activity in the construction sector through subsidiary companies capable of increasing the company's competitiveness and adapting perfectly to its areas of activity.

During the year, the Group's three subsidiaries (Cartuja I., EBA and Construtora Udra) increased both their turnover and their project backlog.

### Cartuja



Andalusian company with offices in Seville and Malaga and more than 30 years of experience building, extending and rehabilitating all types of buildings for public and private clients in all provinces in the Community of Andalusia.

In recent years, it has increased its project portfolio and its geographical expansion, which has led it to execute projects in Madrid, Catalonia, Murcia, the Canary Islands and the Balearic Islands.

Relationships with clients are based on the knowledge of the local markets, the mutual trust and its experience in technical advice and execution of projects.

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- Serenity Views Residential Development in Estepona, Malaga.
- Reifs old people's home in Tomares, Seville.
- Célere Vega III Residential Development, Malaga.
- Atlantia Residential Development in Huelva.
- Célere Blossom Residential Development in Benalmadena, Malaga.
- Célere Reina II Residential Development, Seville.
- Odelania Residential Development, Huelva.
- Monthisa Macarena Residential Development in Seville.
- Serene Atalaya Residential Development in Estepona, Malaga.
- Argen II Residential Development, Huelva.
- Mont Blanc Residential Development, Seville.
- Villas del Nilo Residential Development, Seville.
- Medblue Los Monteros Residential Development in Marbella, Málaga.
- Célere Punta Candor II Residential Development in Rota, Cádiz.
- Pítamo Sur Social Housing, Seville.
- Serene Atalaya Residential Development in Estepona, Malaga Phase II.
- Villas del Sena Residential Development, Seville.
- Nuevo Palomares Residential Development in Palomares del Río, Seville.
- Mur 4 Residential Development in the neighbourhood Barrio Bon Pastor, Barcelona.
- GO fit Sports Centre Tenerife.
- Emergency Connection Building of the Virgen del Rocío University Hospital, Seville. Refurbishment.
- Laundry services of the University Hospital Virgen del Rocío of Seville. Refurbishment.



Reifs old people's home in Tomares, Seville (Spain)



EBA (Eirakuntza Birgaikuntza Artapena) is a Basque company with headquarters in Vitoria and 20 years of history that have served to obtain a proven track record among public and private clients of the Basque Country, Navarra, La Rioja, Asturias, Cantabria, Castilla León and Catalonia.

Experience, professionalism and a relationship of trust with clients and suppliers has enabled the company to successfully face any type of construction challenges of any type of projects, such as hotels, administrative buildings, schools, housing units, hospitals, health care centres, cultural works, sports centres, emblematic refurbishments, etc.

- Inbisa Zizur I Residential Development, Navarra.
- Beta 2 Building in Zorrozaurre in Bilbao. Phase III.
- Landetxe Multi-purpose Building Oiartzun, Guipúzcoa.
- Aratz Barakaldo Residential Development, Vizcaya.
- Student Residence in Torres de Garellano, Bilbao.
- Aritzatxu Berdea Residential Development in Bermeo, Vizcaya.
- Culmia Harribitxi Donostia Residential Development, San Sebastián.
- Secondary School IES Zumaia, Guipúzcoa.
- Social Accommodation in Lakuabizkarra, Vitoria - Gasteiz.
- Primary Education School CEIP Aldaialde HLHI, Vitoria.
- Altos de Parque Serralta I Residential Development in Barakaldo, Vizcaya.
- Health Care Centre of Aiete, San Sebastian.
- La Arena Residential Development in Moreo-Ciervana, Vizcaya.
- Social Housing at 3, Avenida Elizatxo St. in Irun, Guipuzcoa.
- Célere Cruces II Residential Development in Baracaldo, Vizcaya.
- La Punta de Vega Galindo social Housing for rental purposes, Sestao, Vizcaya.
- Social housing units in Santurce, Vizcaya.
- El Carmen II social housing units in Barakaldo, Vizcaya.



Inbisa Zizur I Residential Development, Navarra (Spain)





Portuguese company based in Lisbon and Cape Verde devoted to the construction, restoration, extension and remodelling of all types of buildings (residential and non-residential) of both, unique and high technical complexity projects and rapid intervention projects.

The development of its activity is based on dynamic and experienced teams of professionals capable of providing flexibility and accuracy. These features differentiate UDRA from other companies within the sector and guarantee full compliance with deadlines, regulations, safety and a relationship of cooperation and mutual help with clients.

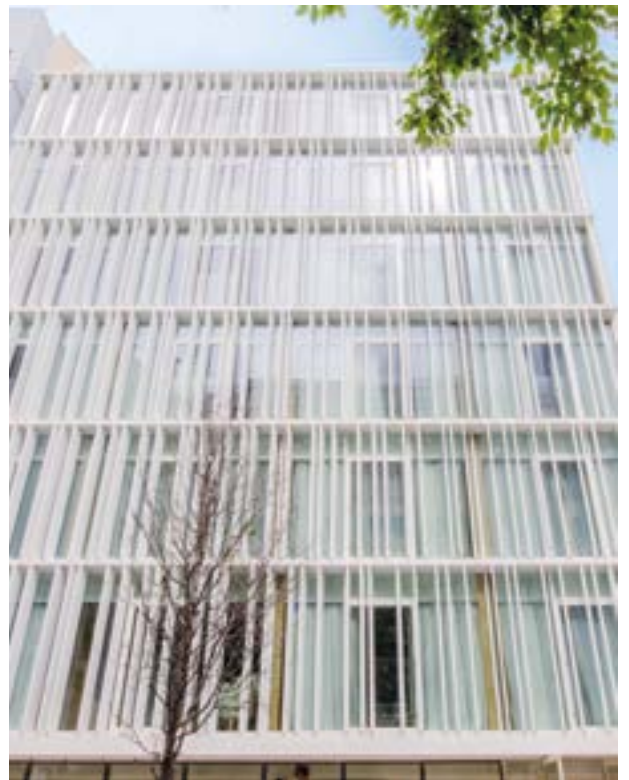
- Turquesa Dafundo Residential Development, Oeiras.
- Residential Building Batch 14.4 Lago Altear, Lisbon.
- Linea Residences Residential Development, Lisbon.
- Brown's Avenue 4-star Hotel, Lisbon.
- The One Residential Development, Lisbon.
- Gloria 21 Residential Development, Lisbon.
- Campo das Cebolas 1-12 Residential Development, Lisbon.
- Hotel Convento de S. Domingos, Lisbon.
- Pines Urban Resort, Lisbon. Phase I.
- Alma Gardens Residential Development, Miraflores. Phase I (4 Buildings).



Turquesa Dafundo Residential Development, Oeiras (Portugal)



Linea Residences Residential Development, Lisbon (Portugal)



Brown's Avenue 4-star Hotel, Lisbon (Portugal)



5,4 MW PV farm in Alcaudete, Jaén (Spain)







Energy Efficiency  
Renewable Energy





## SANJOSE Energía

SANJOSE Energía y Medio Ambiente develops and leads innovative clean energy and energy efficiency projects. SANJOSE is a company fully committed to the environment, sustainable development policies, climate change, the global energy crisis and the creation of value for society.

Aware of the need to accelerate the decarbonisation of the economy, SANJOSE participates in and finances projects that accelerate the decarbonisation of the economy, researches and develops sustainable energy solutions capable of reducing primary energy consumption and optimising the use of clean energies through the use of the most innovative technologies.

SANJOSE offers a portfolio of resilient projects and a set of innovative solutions/technologies that are clearly in line with EU and Spanish emission reduction, efficiency and renewable energy guidelines. In this line of business, the company provides high added value thanks to its experience as a builder and developer of this type of initiatives, the specialisation of its professional teams and cutting-edge solutions tailored to each client at every stage of the project. Engineering (design and analysis), Construction, Operation and Comprehensive Energy Management.

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District Heating of the Txomin Enea eco-neighbourhood in Donostia - San Sebastián (Spain)

## Main Energy & Environmental Works

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- Exploitation, operation and sale of energy in the District Heating System of the Txomin Enea eco-neighbourhood in Donostia - San Sebastián.
- Management of the energy supply of electricity, optimisation and maintenance with full guarantee for the buildings of the Vitoria - Gasteiz City Council.
- Science and Technology Park of Cerdanyola del Valles, Barcelona Sale of electrical and thermal energy.
- 5.4 MW solar plant in Alcaudete, Jaen.
- Improvement of the energy efficiency system of the buildings property of the Government of Canarias. Sale of electrical and thermal energy.





## District Heating Power Plant of The Eco-Neighbourhood Txomin Enea

Design, execution and operation for 15 years of a power plant that will serve 1,458 housing units and heat more than 104,246 m<sup>2</sup> in the eco-neighbourhood of Txomin Enea. One of the last major urban developments in San Sebastian and possibly the most important “Smart City” area in the Basque Country.

Among its innovative actions, the sustainable energy plant and the heat network that supplies the demand for hot water and heating through a ‘District Heating’ system stand out. This building generates sustainable energy for its inhabitants at a lower cost (-10/15%) and reduces CO<sub>2</sub> emissions by 80%. Its facilities include two 1,400 kW biomass boilers for wood chips with a maximum moisture content of 55% and two 2,300 kW natural gas boilers, each with a stainless steel flue-water exchanger to achieve high instantaneous efficiency and an external heat recovery system.

The infrastructure that integrates the entire District Heating system comprises, in addition to this building, the distribution network and all its accessories, from the thermal facilities to each substation of the residential and commercial buildings.

### TECHNICAL FEATURES

**Location.** Donostia - San Sebastián.

**Term.** 15 years.

**Investment under the frameworks of the ‘Replicate’ project of the European Union.**

*It reduces CO<sub>2</sub> emissions by 80% and achieves savings for its neighbours of up to 15% compared to a conventional energy system*



## Energy management and maintenance of 42 buildings of the Vitoria - Gasteiz City Council

The 4-year contract called "Management of the energy supply of electricity, optimisation and integral maintenance with full guarantee of the electrical facilities in 42 municipal buildings" carried out by SANJOSE is a global and integrated action that makes it possible to reduce energy consumption and CO<sub>2</sub> emissions, rationalise the use of electrical energy, contribute to the sustainable development of the city as a whole, maintain the facilities at the optimum point, improve the heritage of the municipal electrical facilities and guarantee the comfort of users and workers.

The City Council manages buildings and premises owned by the municipality with very different typology, age, use and opening hours. Buildings within the scope of the project, which cover a surface area of 535,364 m<sup>2</sup>, were selected on the basis of two essential criteria: higher electricity consumption and a representative sample of the diverse typology of buildings: centres for the elderly, municipal schools, educational, cultural and sports centres, etc.

### TECHNICAL FEATURES

**Location.** Vitoria Gasteiz.

**Buildings.** 42.

**Surface.** 535,364 m<sup>2</sup>.

**Term.** 4 years.





## District Heating & Cooling ST-4

Science and Technology Parc De L'Alba Park in Cerdanyola del Vallés is a public initiative to promote scientific innovation, citizen cohesion and the sustainability of the natural environment.

SANJOSE has designed and built the ST-4 District Heating & Cooling Polygeneration Plant, and currently manages its maintenance and operation for 40 years. This industrial plant generates the electrical and thermal energy that supplies the plots of land belonging to the Cerdanyola del Vallés Urban Development Consortium, serving, among others, the first particle accelerator in Spain and southwest Europe: Alba Synchrotron.

Associated with District Heating & Cooling, this power plant supplies energy to an urban development of more than 3 million square metres where some of the country's most important companies have their headquarters and data centres. It is designed to reuse the heat produced in electricity generation processes of more than 50 GWh/year, contributing not only to avoiding the emission of more than 7,500 tonnes of CO<sub>2</sub> into the atmosphere per year, but also to providing stability in the electricity supply of critical facilities at Parc de l'Alba, such as the Alba Synchrotron

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The plant has pioneering facilities at European level within the framework of the European Union's Polycity Programme, including: a double-effect absorption chiller, unique in Europe; a high-capacity thermal storage tank that allows the plant to operate at a constant rate 24 hours a day; and an advanced energy management system that optimises efficiency.

With the flexibility inherent to District Heating networks, the ST-4 plant is designed to progressively incorporate renewable generation technologies throughout its operation, thus becoming a key instrument in the process of energy transition towards a decarbonised economy, as set out in the different roadmaps and directives of the European Union in this regard. Proof of its active vocation to become a platform for the incorporation of renewable energy sources is its support for the European project "Wedistrict - Smart and Renewable Energy District Heating and Cooling Solutions for Sustainable Living", joining as of June 2020 as a "demo follower" to test the operation of new renewable and smart technologies in real scenarios of District Heating and Cooling Networks.

### TECHNICAL FEATURES

**Location.** Science and Technology Parc de L'Alba Park in Cerdanyola del Vallés, Barcelona.

**Engineering and design.** GSJ Solutions.

**Construction.** SANJOSE Constructora.

*Pioneering installations at European level under the European Union's Polycity Programme that avoid the emission of more than 7,500 tonnes of CO<sub>2</sub> per year*





SPAIN |

## 5.4 MW PV solar plant in Alcaudete

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Design, construction and operation of a 5.4 MW renewable energy project located on an area of 14 hectares designed to supply enough electrical energy to meet the demand of 1,500 regular homes over a period of 20/25 years.

The photovoltaic plant is made up of 486 dual axis solar trackers, 24,432 solar panels and 7 Transformation Centres with two transformers each with an output of more than 11GWh/year.

The complex is controlled by a SCADA system from anywhere with internet access and is capable of moving each of the trackers independently, with production control and fault monitoring. It also has a 4,000-metre perimeter controlled by infrared barriers and 16 Domes.

### TECHNICAL FEATURES

**Location.** Alcaudete, Jaén.

**Commercial power.** 5.4 MW.

**Solar panels.** 24,432.

**Transformation centres.** 7.

**Surface plot of land.** 14 hectares

**Engineering and design.** GSJ Solutions.



Hospital El Carmen Dr. Luis Valentín Ferrada de Maipú, Santiago de Chile





Hospital Maintenance  
Buildings, Energy Power Plants  
and Facilities  
Conservation of Parks and Gardens  
Transport Infrastructure





## SANJOSE Concesiones y Servicios

SANJOSE Concesiones y Servicios is the Group's line of activity that develops business models that provide recurring income and allow it to bid for long-term maintenance and service contracts and to establish new public-private partnerships capable of developing modern infrastructures that respond to the current and future needs of society.

The experience and specialisation that the Group brings together in its various areas of activity allow it a high level of loyalty and the ability to provide multidisciplinary teams of professionals for each project that optimise the resources used, maximise pro-

fitability, promote the use of new technologies and, in short, provide effective and tailored solutions for the concession or service required by clients, among which are Public Administrations and leading private companies such as: Spain's Ministry of Public Works, Chile's Ministry of Public Works, Spain's National Heritage, Aena, Spain's General Directorate of the Police, Real Madrid C. F., several national and international hospitals, etc.



El Carmen Dr. Luis Valentin Ferrada Hospital of Maipo, Santiago de Chile

## Main Concessions & Maintenance Works

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- El Carmen Dr. Luis Valentin Ferrada Hospital of Maipú, Santiago de Chile. Under concession regime.
- Dr. Eloísa Díaz Insunza Metropolitan Hospital of La Florida, Santiago de Chile. Under concession regime.
- Gregorio Marañón University Hospital, Madrid. Maintenance services.
- Conditioning of the 115 Health Centres of the North and North-East Zones of the Community of Madrid Maintenance services.
- Conditioning of the 86 Health Centres of the South and West Zones of the Community of Madrid Maintenance services.
- Sant Joan d'Alacant University Hospital, Alicante. Electro-medice services.
- San Vicente del Raspeig Hospital, Alicante. Electro-medice services.
- San Agustín Hospital, Seville Electro-medice services.
- Quirón Hospital of Tenerife. Electro-medice services.
- Santa Cruz Hospital, Tenerife. Electro-medice services.
- Hospital of Badalona, Barcelona. Electro-medice services.
- Clínica Diagonal, Barcelona. Electro-medice services.
- Clínica la Arruzafa, Cordoba. Electro-medice services.
- Santiago Bernabéu Stadium of the Real Madrid C.F. Maintenance services.
- Ciudad Deportiva Real Madrid in Valdebebas, Madrid. Maintenance services.
- Buildings of the Directorate General of Police in Central Agency Headquarters in Madrid. Maintenance services.
- Firemen buildings and facilities of the City Council of Madrid. Maintenance services.
- Buildings of the Directorate General of Police in Catalonia. Maintenance services.
- Buildings of the Directorate General of Police in Balears Maintenance services.
- Provincial Directorate of the Social Security General Treasury in Seville and associated buildings in the province. Maintenance services.
- Headquarters of the Official Credit Institute, Madrid. Maintenance services.
- Headquarters of the Ministry of work and social matters of the Generalitat, Barcelona. Maintenance services.
- Fishing port of Vigo. Maintenance services.
- Theatre - Autodorum of Revellin, Ceuta Maintenance services.
- Factory and Central Offices of Thyssen in Mostoles, Madrid Maintenance services.
- Headquarters of the General Intervention of the State Administration (IGAE for its wording in Spanish) in Madrid. Maintenance services.
- INTA facilities in La Marañosa. Maintenance services.
- Buildings of the General Directorate of Traffic in the Community of Madrid and the traffic school in Mérida. Maintenance services.
- National Centre for Working Conditions of the National Institute for Safety and Health at Work in Barcelona. Maintenance services.
- Educational centres and municipal buildings of the Jerez de la Frontera City Council. Maintenance services
- Installations and constructive elements of the facilities dependent on Santa Coloma de Gramenet City Council. Maintenance services.
- Maintenance of buildings and facilities dedicated to the maintenance of the General Interest Railway Network (RFIG) managed by Adif. Lot I (Northwest).
- Maintenance and operation of the following roads: Sector CC-3 Cáceres, Extremadura.
- Ordinary maintenance and winter maintenance of the Galician regional road network. Southern area of Pontevedra.
- Maintenance and operation of the following roads: Sector MU-01 (Lorca), Murcia.
- Conservation of the gardens of National Heritage.
- Conservation of municipal green areas in the districts of Ciudad Lineal, Hortaleza, San Blas - Canillejas and Barajas, Madrid (Lot 4).
- Ser+Verde service in Madrid.
- Preservation and improvement works of Municipal Green Spaces, line up trees and street furniture of San Sebastian de los Reyes, Madrid.
- Works associated with the responsibilities of the Directorate-General for Water Management and Green Zones of Madrid (Lot 2).
- Maintenance and conservation of the green spaces of Ferrol, A Coruña.
- Maintenance and conservation of green areas and trees in the city of Segovia.
- Repair and reform of infrastructures in landscaped areas in Valladolid. Lot 2: right bench of the Pisuerga river.
- Comprehensive management of public green areas and alignment trees corresponding to the urban development of "Fuentelucha" and public schools and nursery schools in Alcobendas, Madrid (Lot 2).
- Improvement and adaptation of landscaped areas in El Pardo.
- Conservation and cleaning service for the Polvoranca park in Madrid.
- Maintenance services for green areas and trees in the municipality of Paracuellos del Jarama.
- Conservation of green areas, maintenance and cleaning in the cemeteries and morgues managed by Empresa Municipal de Servicios Funerarios y Cementerios de Madrid.





CHILE |

## El Carmen Dr. Luis Valentin Ferrada Hospital of Maipu and Eloísa Díaz Insunza Metropolitan Hospital of La Florida, Santiago de Chile

BOT (Built, Operate & Transfer) consisting of the design, construction and complete management for 15 years (except health services):

Infrastructure services. Water, energy, lighting, conditioning, pa system, medicine gas network, vertical transport, industrial equipment, non-medical furniture.

Non-clinical services. Green spaces and landscape, cleaning, waste treatment, uniforms, cafeteria, security control, nursery, etc.

*First hospitals under concession regime within the country*

### TECHNICAL FEATURES

**Location.** Maipu and La Florida, Santiago de Chile.

**Built surface.** 142,633 m<sup>2</sup>.

**Beds.** 766.

**Intensive Care Units.** 90.

**Day-care hospital beds.** 68.

**Operating theatres.** 34.

**Car park spaces.** 1,107.

**Engineering and design.** GSJ Solutions.

**Construction.** SANJOSE Constructora.

**Architects.** BBATS Consulting & Projects/  
Murtinho+Raby Arquitectos.





## Santiago Bernabéu Stadium of the Real Madrid C.F.

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Preventive, Corrective and Technical-Legal Maintenance of high and low voltage electrical installations, air conditioning and sanitary hot water, plumbing, anti-intrusion, fire protection, hydrotherapy areas, sewage treatment plant, facilities control system, lifting devices, etc.

### TECHNICAL FEATURES

**Location.** Madrid.

**Capacity.** 81,044 seats.

**VIP grades.** 245.

**"Bernabeu Tour" Museum.**





SPAIN |

## Ciudad Deportiva del Real Madrid C.F.

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Preventive, corrective and technical-legal maintenance of high and low voltage electrical installations, air conditioning and domestic hot water, plumbing, anti-intrusion, fire protection, hydrotherapy areas, sewage treatment plant, installation control system, lifting equipment, energy efficiency, etc.

Among the existing installations for which maintenance work is carried out, the following should be highlighted: Reverse osmosis plant to treat reclaimed irrigation water, ice storage water chiller for the cold climate in buildings, photovoltaic panels, solar panels for vacuum tube and conventional DHW, 35 double and 11 single-socket chargers for electric cars, MRI at RM Medical Centre, 1 kilometre long underground installation gallery, MV ring for the power supply of each building (with the possibility of supplying power from two sides of the ring in case of a breakdown), 528 floodlights for the fields, Metasys and Honeywell remote management system, etc.

### TECHNICAL FEATURES

**Location.** Valdebebas, Madrid.

**Surface plot of land.** 1,200,000 m<sup>2</sup>.

**Developed surface.** 360,000 m<sup>2</sup>.

**Built surface.** 87,358 m<sup>2</sup>.

**Buildings.** 8.

**Football pitches.** 14, including the 6,000-seat Alfredo Di Stefano Stadium, plus a 7-a-side football pitch and a goalkeeper training pitch (110,960 m<sup>2</sup>).

**Surface area of green areas.** 92,402 m<sup>2</sup>.

**Car parking area.** 94,675 m<sup>2</sup>.



## Firemen buildings and facilities of the City Hall of Madrid

Comprehensive preventive, corrective and technical-legal maintenance of buildings belonging to the Madrid City Council's Directorate-General for Emergencies and Civil Protection, including the Headquarters of the Directorate-General for Emergencies and Civil Protection, the Headquarters of the Madrid City Council Fire Brigade, the Valencia Pavilion and 13 fire stations located at strategic points in the Spanish capital city.

### TECHNICAL FEATURES

**Location.** Madrid.

**Buildings.** 16.

**Surface.** 60,000 m<sup>2</sup>.



Madrid Fire Station No. 1 (Spain)

## Buildings of the Directorate General of Police

Preventive, corrective and technical-legal maintenance of the installations: electrical, air conditioning, hot water, plumbing, fire protection, lifts, control systems, etc. of the buildings belonging to the central bodies in Madrid and provincial headquarters and police stations in Catalonia and the Balearic Islands.

### TECHNICAL FEATURES

**Location.** Community of Madrid, Catalonia and Balearic Islands.

**Buildings.** 117.

**Surface.** 217,000 m<sup>2</sup>.



Directorate General of Police of Madrid (Spain)

## Maintenance of buildings and facilities dedicated to the maintenance of the General Interest Railway Network (RFIG) managed by Adif. Lot I (Northwest)

Maintenance service for buildings and facilities dedicated to maintenance, conservation, repair and regulatory inspections in the different installations that require it in buildings and maintenance bases within the scope of the Conventional Network, Metric Width and High Speed lines managed by Adif/ Adif AV. Lot I awarded to SANJOSE corresponds to the sub-directorate of Northwest operations and covers 136 buildings or facilities (85 corresponding to the Conventional Network and 51 to the metric gauge network).

The contract provides for the provision of services for the execution of maintenance, repair, improvement, modification or renovation activities with a strong investment component. The scope of the maintenance service extends to all the constructive elements and installations of the different buildings/ units and the plots of land or outdoor spaces that they have. Similarly, the generation, review and updating of any technical documentation required in accordance with current technical regulations both national, regional and local, is included as maintenance.

### TECHNICAL FEATURES

**Location.** Castilla León, Galicia and Asturias

**Buildings/Facilities.** 136.

**Total surface.** 30,000 m<sup>2</sup>.





## Road maintenance on State roads on sector CC-3 Cáceres

Conservation and maintenance of state roads during 4 years of 254 Km. of roads plus service roads. Highlight mainly: A-66 Dual carriageway "Ruta Vía de la Plata" from KP 507+600 (Cañaveral North) to KP 598+300 (province border with Badajoz) and National Road N-630 from KP 515+000 to KP 598+145, running parallel to the above-mentioned A-66 stretch.

The contract includes the maintenance of pavement, horizontal and vertical signalling, containment systems, beaconing items, landmarks, conservation of drainage elements, slopes, berms and of all structures within the stretch, among which highlight the viaducts over the rivers Almonte and Tajo with central spans of 184 metres and 220 metres, respectively and heights over 42 metres.

The scope of the contract also includes systematic or sporadic surveillance, accident care and all operations deemed necessary to deal with emergencies so as to guarantee normal road conditions, flow and safety.

### TECHNICAL FEATURES

**Location.** Cáceres.

**Length.** 254 km.

**Average traffic flow** 10,400 vehicles.

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## Winter maintenance and daily conservation Pontevedra Sur

Conservation and winter maintenance of 522 Km. of regional roads during 1 year in the south of Pontevedra. It includes systematic or sporadic surveillance actions, assistance to accidents and all those operations deemed necessary to deal with emergencies so as to guarantee the normal conditions of the road in terms of traffic flow and safety.

### TECHNICAL FEATURES

**Location.** Pontevedra.

**Length.** 522 km.

**Average traffic flow.** 9,000 vehicles.



## State roads, sector 1, Murcia - Lorca

Conservation and maintenance of state roads during 9 years of 181 Km. of roads plus service roads. It includes winter road maintenance services and auxiliary installations.

Direct and telematic management of the Lorca tunnel, with a total length equivalent to 1,500 linear metres and 350 metres of communication and evacuation galleries. Screen centre running 24 hours a day, 365 days a year, automated fault detection system and maintenance of related facilities, ventilation, lighting, fire suppression, traffic lights, control of access, signalling, etc.

### TECHNICAL FEATURES

**Location.** Lorca, Murcia.

**Length.** 181 km.

**Average traffic flow.** 25000 vehicles.







## Gardens of National Heritage

Historic gardens should be considered as monuments, many of them have been declared Sites of Cultural Interest and require specific and controlled maintenance, conservation and restoration interventions, carried out by technicians specialised in the management and conservation of heritage assets and tree, shrub and herbaceous species in urban and peri urban environments.

The scope of the contract includes the maintenance and preservation of the jewels of Spanish culture, such as the gardens of La Granja de San Ildefonso (50 hectares), Aranjuez (43 hectares), El Pardo (40 hectares), El Escorial ( 25 hectares) of the Campo del Moro in Madrid (20 hectares). This contract is highly demanding due to the ecological, historical and social value; and the complexity implied by the diversity of styles in the gardens, from the neoclassical to the Renaissance, and various French and English landscape influences.

Maximum care, dedication and professionalism perfectly describe what this daily performance entails. Both for the maintenance, adaptation and conservation of the palace gardens with different styles, as well as for the forest and woodland areas that require meticulous reforestation work, mainly of holm oak, oak and above all pine trees, as a means of defence against erosion.

### TECHNICAL FEATURES

**Location.** Community of Madrid and Castilla León.

**Total surface.** 600 hectares.

**Garden areas.** 73 hectares.

**Meadow surface.** 11 hectares.

**Banks of shrubs.** 9 hectares.

**Banks of trees.** 92 hectares.

**Tress.** 6,345.







SPAIN |

## Ser+Verde service in Madrid

The Ser+Verde Service for unscheduled and immediate action in the field of green areas and municipal trees in Madrid resolves exceptional situations that pose a very high risk of generating damage or that have directly caused damage. Main services under this contract are as follows:

- To develop a system of systematic, orderly and continuous inspections of trees to control the existing risk.
- To unify assessment criteria and methodologies with the most modern techniques and the latest technology in risk detection.
- To take the necessary actions to reduce the imminent risk to acceptable levels.
- To act 24/7 in incidents that may pose a risk to citizens that have not been attended to by the Fire Brigade.
- Statistical monitoring of incidents to gather historical information to improve knowledge of the real casuistry of accidents caused by trees.





## Conservation of Municipal Green Areas within Lot 4 of Madrid



Conservation of the municipal green areas of Madrid's Lot 4, which comprises a total of 765 hectares in the territorial area of the districts of Ciudad Lineal, Hortaleza, San Blas - Canillejas and Barajas. It includes all services related to the conservation of existing plant elements in green areas and roadside trees and other services related to the conservation of other non-plant elements such as the conservation, repair or modification of the hydraulic, mechanical or electrical elements of irrigation networks of green areas and roadside trees, or technical mapping, inventory and information management work necessary for their development.

### TECHNICAL FEATURES

**Location.** Madrid.

**Total surface.** 765 hectares.

**Meadow surface.** 211 hectares.

**Forest area.** 128 hectares.

**Shrub area.** 93 hectares.

**Tress.** 268,000 units.





Enlargement of the General Belgrano Water Treatment Plant, Buenos Aires (Argentina)





Civil Engineering / Infrastructure  
Architecture  
Real Estate Management  
R&D&I / Industrial  
Sustainable Development





## GSJ Solutions

Engineering that promotes and contributes to the development of responsible initiatives, providing comprehensive solutions based on the most cutting-edge technologies and adapted to the needs of its clients, both in terms of design of a project and in the overall management of the same; having a BIM (Building Information Modelling) Information System certified by Aenor.

GSJ Solutions is a global provider of consultancy and project management services for any of its lines of specialisation. It relies on the experience and expertise necessary for

optimising resources, improving competitiveness and increasing profitability of projects at any stage: planning, execution and operation.

The company's culture is based on the search for innovative solutions that add value to any activity and project with the main objective of guaranteeing its economic viability, efficiency, sustainability and completion in the agreed time and budget.



Nuevavista Condominium in the district of Bellavista in the Province of Callao 1,104 housing units-, Lima (Peru)

## Main Projects

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- Nuevavista Condominium in the district of Bellavista in the Province of Callao 1,104 housing units-, Lima (Peru).
- Parque Lagos. Urban Transformation of La Matanza - 20,562 housing units, Buenos Aires (Argentina).
- Enlargement of the General Belgrano Water Treatment Plant, Buenos Aires (Argentina).
- Mergelina headquarters of the School of Industrial Engineers of the University of Valladolid. Implementation of BIM methodology.
- Residential development of 80 housing units in San Sebastián de los Reyes belonging to the Vive Plan of the Community of Madrid. Basic and execution project with BIM methodology.
- Solar plant of the Adolfo Suárez Madrid - Barajas International Airport 142.42 MW.
- Los Nogales Photovoltaic Plant, Ovalle Region (Chile). 9.9 MW.
- Palermo Photovoltaic Plant, Metropolitan Region of Chile (Chile). 9.9 MW.
- Torino Photovoltaic Plant, Maule Region (Chile). 8.8 MW.
- Milan Photovoltaic Plant, Maule Region (Chile). 7.36 MW.
- Cantera Photovoltaic Plant, Metropolitan Region of Chile (Chile). 3 MW.
- Ratulemus Photovoltaic Plant, Maule Region (Chile). 3 MW.
- Cauquenses Photovoltaic Plant, Maule Region (Chile). 3 MW.
- Olivier Photovoltaic Plant, Coquimbo Region (Chile). 3 MW.
- Olivia Photovoltaic Plant, Coquimbo Region (Chile). 3 MW.
- Soy Solar Photovoltaic Plant, IV Region (Chile). 3 MW.
- Sofia Photovoltaic Plant, IV Region (Chile). 3 MW.
- Executive Project for the Re-engineering of the Road and Rail Freight Terminal of the ICL plant in Súrria, Barcelona.
- Expansion and upgrading of equipment to improve the efficiency and production capacity of the ICL plant in Súrria, Barcelona.
- El Carmen Dr. Luis Valentin Ferrada Hospital of Maipú, Santiago de Chile.
- Dr. Eloísa Díaz Insunza Metropolitan Hospital of La Florida, Santiago de Chile.
- ST-4 District Heating and Cooling Polygeneration Plant at the Parc de l'Alba Science and Technology Park.



Olivier Photovoltaic Plant, Coquimbo Region (Chile). 3 MW



## Nuevavista Condominium

Residential complex promoted and designed by Grupo SANJOSE (within the framework of MIVIENDA programme) in a privileged location in the district of Bellavista in Lima and very close to education centres, hospitals, shopping centres, green areas, etc.

Nuevavista is a closed and quiet condominium distributed in 10 buildings that house 1,104 homes (2 and 3 bedrooms and 3 bedrooms plus garden) and a high percentage of public recreational spaces and green areas that favour the quality of life of all its inhabitants. Its facilities include a sports court, gymnasium, multi-purpose area, children's play area, cinema room, etc.

It is worth highlighting that it has Green Housing Certification and all its homes are equipped with LED lighting and various systems and installations to promote energy and water savings.

### TECHNICAL FEATURES

**Location.** District of Bellavista in the province of Callao, Lima.

**Surface plot of land.** 18,450 m<sup>2</sup>.

**Built surface.** 94,434 m<sup>2</sup>.

**Buildings.** 10.

**Housing units.** 1,104.

**Free surface.** 69%.

**Developer.** San José Inmobiliaria Peru S.A.C.

**Architect.** Joan Ipince.

**Engineering and design.** GSJ Solutions.

**Construction.** SANJOSE Constructora.

**Vivienda Verde Certification.**







*It represents the greatest urban challenge of Argentina for the last 50 years*



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## ARGENTINA |

### Parque Lagos. Urban Transformation of La Matanza

Parque Lagos is a key project for the future of Buenos Aires, practically creating a new city in La Tablada. This urban development, which extends over a plot of 1,222,665 square metres, will involve the construction of 20,562 homes, 20,575 parking spaces, 200,000 square metres of new streets, 160,000 square metres of green spaces, 28 towers, the urban development of 35 blocks, etc.

This important urban transformation has been carefully studied, especially in environmental terms, prioritising at all times the conservation of the existing environment and trying to cause minimal impact on the same. Thus, a new concept of urbanism that perfectly integrates the different buildings with the existing lakes and green spaces has been chosen.

#### TECHNICAL FEATURES

**Location.** Buenos Aires.

**Surface plot of land.** 1,222,665 m<sup>2</sup>.

**Parque Lagos surface.** 745,355 m<sup>2</sup>.

**Built surface.** 1,857,721 m<sup>2</sup>.

**Number of housing units.** 20,562.

**Car park spaces.** 20,575.

**Towers.** 28.

**Blocks.** 35.

**Architects.** Guillermo Reynés and Rodrigo Cruz.

**Engineering and design.** GSJ Solutions.

**Project Management.** Grupo SANJOSE.

## General water treatment plant of Belgrano

Design and execution of the expansion works being carried out on the land adjacent to the existing plant, which will serve more than 12 million inhabitants and is one of the largest water projects in the district.

It is an important engineering work that will make it possible to bring drinking water to the population of the metropolitan area of Buenos Aires. The project aims to cover an additional daily flow of treated water of 1,000,000 m<sup>3</sup>/day, raising the plant's water production from the current maximum of 1,950,000 m<sup>3</sup>/day to a maximum of 2,950,000 m<sup>3</sup>/day.

To achieve the increase in water production flow, 3 new water treatment modules are being built, which will be put into operation in different stages as works on the system are completed. Each module will consist of 3 flocculation sectors, 3 settling sectors and 8 filters.

### TECHNICAL FEATURES

**Location.** Buenos Aires.

**Built surface.** 40,000 m<sup>2</sup>.

**Engineering and design.** GSJ Solutions.

**Construction.** SANJOSE Constructora /  
Técnicas de Desalinización de Aguas.









Investees





Crea Madrid Nuevo Norte -investee owned by Grupo SANJOSE, Merlin Properties and BBVA- is the urban transformation company that is driving Madrid Nuevo Norte (MNN), a pioneering project that was born with the maximum social and institutional support and that will reconfigure the north of the capital city, providing the entire city with new opportunities.

The largest urban transformation in Madrid's recent history and the largest currently underway in Europe, covering an area of more than 3 million square metres of land in a strategic location, is designed to improve the quality of life of its citizens, creating a more efficient, sustainable and prosperous Madrid.

Madrid's great urban regeneration project that will close the gap between the railway tracks, giving new life to disused land in the heart of the capital city and integrating Chamartín station and all the railway facilities that depart from it into the city. For more than 50 years these infrastructures have created a huge gap that splits the north of Madrid in two, causing many inconveniences to millions of citizens. This action will not only close this wound, solving problems of mobility, security and lack of public services, but will also place Madrid in the group of cities that will be better able to face the great economic and social changes of the coming decades.

***MNN has started the works in 2022 with the foundation and support works for the covering of the track bed located in the southern area of the Madrid-Chamartín-Clara Campoamor Station. The launch was made official with a ceremony presided over by the Minister of Transport, Mobility and Urban Agenda; the Regional Minister of the Environment, Housing and Agriculture of the Community of Madrid, the President of Adif and Adif AV, the President of Crea Madrid Nuevo Norte, etc.***



Madrid Nuevo Norte (MNN), the great project of 21<sup>st</sup> century Madrid, will improve the quality of life of millions of people, generating thousands of jobs, creating new green areas and quality public spaces, designing a new public transport model and building key infrastructures for the city.

The size of the performance shows the great opportunity it represents for Madrid. In total, it covers an area of 3,356,196 square metres, of which, after deducting the space occupied by the railway tracks and the M-30, only 2,364,825 square metres will be worked on.

The land on which the project is to be developed extends along an elongated strip of 5.6 kilometres in length and up to 1 kilometre wide, which crosses the north of Madrid, from Calle Mateo Inurria, next to Plaza de Castilla, up to the M-40 (The same distance as from Plaza Neptuno to Plaza Castilla). Further, works act on a large wound that splits the north of the city in two, a large urban void occupied by the bundle of railway tracks, wasteland and former industrial areas.

According to data from the study “Socioeconomic Impacts of Madrid Nuevo Norte”, carried out by the L. R. Klein Economic Forecasting Institute of the Autonomous University of Madrid, MNN will create 348,064 jobs, of which 201,576 will be generated during the construction phase and another 146,488 jobs will be created upon commissioning. On the other hand, and according to said study, the urban regeneration works in the north of Madrid, which include Madrid Nuevo Norte and other works directly associated with it such as the refurbishment of the Madrid Chamartín - Clara Campoamor Railway Station, the remodelling of the main hubs of traffic in the north of the city and the coverage of the last section of Paseo de la Castellana, will have an impact of EUR 15,200 million on the domestic economy, equivalent to 1.3% of current GDP, and EUR 12,000 million on the Community of Madrid (5.2% of regional GDP).

The project is committed to an innovative city model, based on the most sustainable standards of urban planning of the 21<sup>st</sup> century. In this regard, it should be noted that MNN is the first urban development project in Europe to obtain LEED and BREEAM pre-certificates, making it one of the most sustainable urban development projects in the world and the most advanced on the continent; and it has been chosen by the European Commission as a pilot project and a benchmark in innovation, being selected within the European funding programme for the decarbonisation of cities Horizon 2020 (H2020) and integrated within the PROBONO project.

In addition, Madrid Nuevo Norte is the first major urban development to be certified in the use of the BIM methodology in

Spain, upon Crea Madrid Nuevo Norte -its main private driving force- having received the certification that accredits its technical team in project management and information development management with BIM, as well as the application to the development of the Madrid Nuevo Norte project itself in accordance with the demanding standards of this technical methodology. This accreditation guarantees not only the use of digital tools in which Crea Madrid Nuevo Norte is pioneering, but also accredits excellence in the BIM technical methodology, which saves time and cost overruns associated with the project, improving the coordination, safety and quality of the works process in an efficient manner.



- **Total tertiary activity area**  
1,608,778 m<sup>2</sup>e
- **Total residential area**  
1,048,535 m<sup>2</sup>e
- Total developable area**  
2,657,313 m<sup>2</sup>e

Source: General Report of MPG



**Madrid Nuevo Norte is the great project of the 21st century Madrid**

**Areas of Activity**

- **1. APE.05.10**  
Estación de Chamartín  
236,324 m<sup>2</sup>
- **2. APE.05.31**  
Centro de Negocios Chamartín  
793,878 m<sup>2</sup>
- **3. APE.08.30**  
Madrid - San Roque - Tres Olivos  
1,029,647 m<sup>2</sup>
- **4. APE.06.31**  
Los Indios Centro  
304,976 m<sup>2</sup>

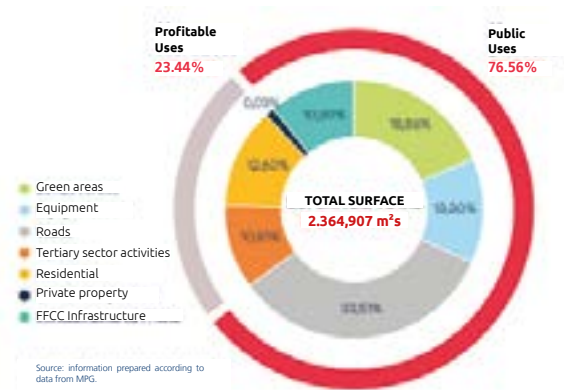
Source: General Report of MPG



## LAND USES

Madrid Nuevo Norte is firmly committed to mixed-uses, with the aim of creating a city full of life. Housing units, offices, commercial premises, public facilities, green areas and public transport complement each other, so that activity is carried out 24/7 and thus, it avoids the model of bedroom town.

*About three quarters of the surface will be devoted to public purposes*









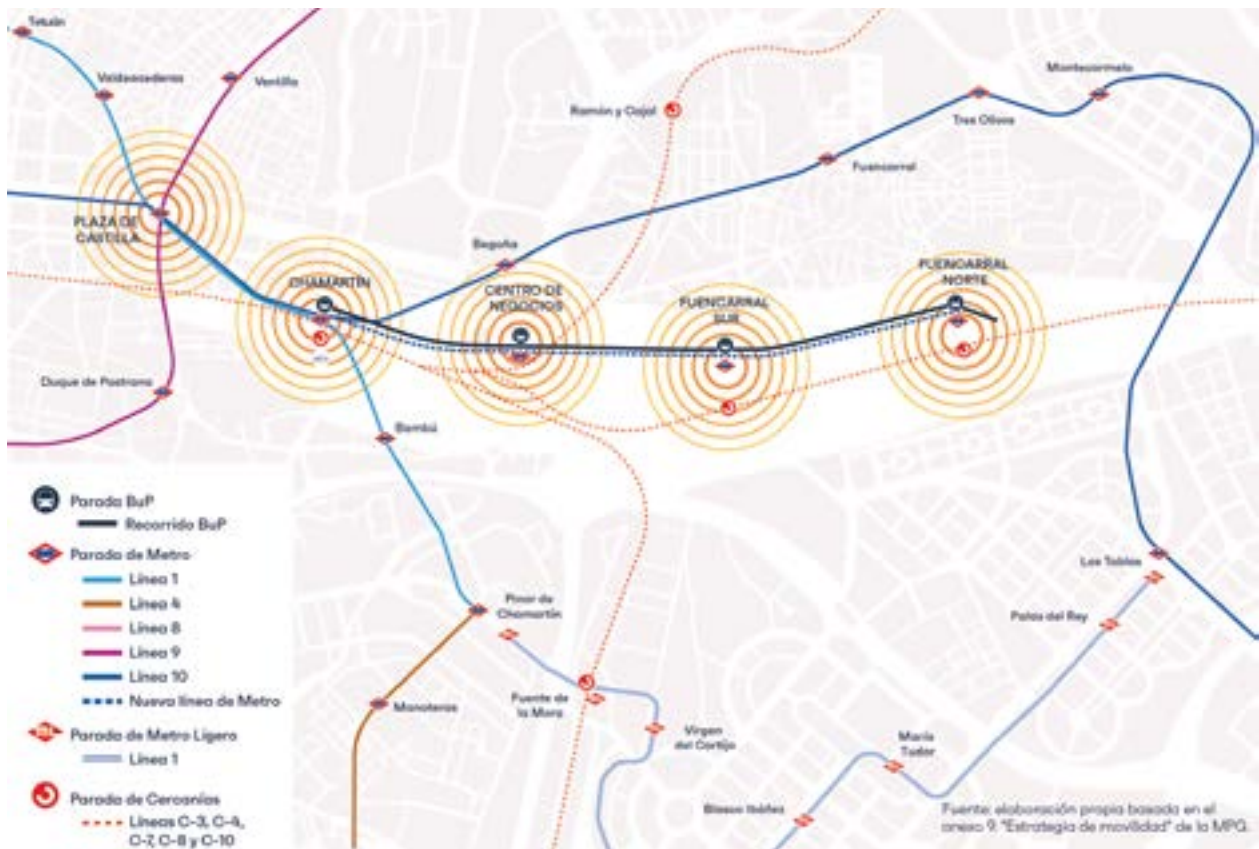
## PUBLIC TRANSPORT AND MOBILITY

The Chamartín station is the infrastructure that gives meaning to the entire project. After its complete renovation, the future station, which will be a new visual icon for Madrid both in terms of the building and its surroundings, will become the origin of the new public transport network of Madrid Nuevo Norte. The new railway complex will bring together all the country's high-speed services and all the region's suburban lines. In addition, the new underground transport interchange to be built next to the station will provide access to several Metro, urban and intercity bus lines.

Starting from the station, MNN articulates a powerful and innovative public transport network, which will not only serve the new neighbourhoods that are created, but will also significantly change the way people travel. The new public transport network will include: a new Metro line with three stations, a new Cercanías station (Fuencarral Norte and the complete renovation of the two existing ones (Chamartín and Fuencarral)), more than 3 kilometres of an innovative Priority Bus system with its own platform and traffic light priority, 2 new interchanges (Chamartín and La Paz), 2 surface interchange areas in Fuencarral (nodes), etc.

Further, the project includes a network of 13 kilometres of cycle lanes to make it easier for cycling to complement walking, both to move around the future new neighbourhoods and to get to other nearby areas, and it will be linked to the Green Cycle Ring and the Colmenar Viejo cycle lane.

*The Chamartín - Clara Campoamor Station, the heart of the project, articulates an extensive transport network*







## PUBLIC FACILITIES

A very clear premise has been followed in order to locate in the project the more than 250,000 m<sup>2</sup> of land for public facilities: these should serve not only to meet the needs of the new residents who come to live in the area, but mainly to respond to the historical demands of the neighbouring districts due to the lack of sufficient public facilities.

For this reason, in order to define where the health centres, senior citizens' centres, schools and sports facilities should be located, an in-depth study of each of the areas has been carried out, in which the opinions of the residents have been taken into account.

### *Public facilities for existing and future neighbours*



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## HOUSING

10,500 housing units will satisfy the residential needs of the north of Madrid, a highly demanded area with a historical deficit of new homes. It will be a housing park of high quality and design, with maximum energy efficiency, which will coexist with complementary uses, such as offices, facilities

and local shops. 20% of all housing units in Madrid Nuevo Norte (2,100), distributed proportionally among the three areas, qualify as social homes.

### *20% of housing units are subject to some kind of protection regime*



## BUSINESS HUB

To compete on the international scene, Madrid needs a state-of-the-art Business Centre with a supply of quality offices capable of responding to what large corporations demand and to the role that our capital must play in the world.

The creation of this great business centre will be key to the creation of quality employment and the attraction of international talent or to recover that which Spain has exported in recent years. The project is expected to create more than 140,000 positions.

To design the Business Hub, recently built business districts around the world have been thoroughly studied. As a result of this learning, it was decided to prioritise the quality of

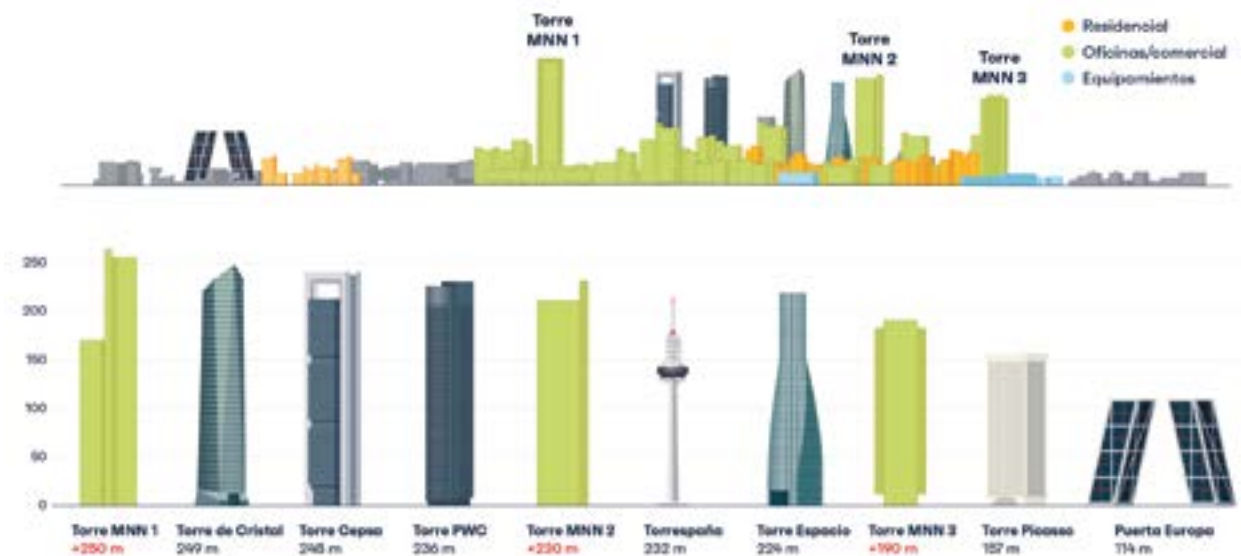
public space and the well-being of those who work and live in the area, through the mix of uses of offices, homes and shops.

The new skyline has been designed to integrate in a harmonious and balanced way with the existing one, completing the Four Towers and the IE Tower. This new city skyline will feature a tower that could reach a height of up to 300 metres.

Additionally, there will be another two buildings similar in height to existing ones.



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## Carlos Casado

Carlos Casado is one of the top agriculture and cattle companies of LATAM. It is an Argentine company, listed on the Buenos Aires Exchange Market (1958) and New York Exchange Market (2009) with more than 200,000 hectares of land in the Paraguayan Chaco, Mercosur country with a stable social and institutional framework.

Founded by Mr. Carlos Casado del Alisal in 1883, it has always been characterised for being a pioneering and innovative company in all its activities. It operates under sustainable production models, succeeding in the assessment of lands and developing important progress and improvements in its agricultural and stock breeding developments, becoming an important global food supplier.

Carlos Casado always works for sustainability, for the preservation of natural resources involved in the production process and with the aim of not damaging the different ecosystems and thus conserving the environment. Its business model cares for the earth and the future at all times, based on prior environmental impact assessments, compliance with legal requirements and local regulations.

Innovation is one of the company's key principles. The use of new technologies and continuous improvement in the development of activities are the best way to generate prosperity in a more efficient and environmentally friendly way.



## BUSINESS STRATEGY

The socioeconomic development of a property or large estate should be respectful with the existing environment and shouldn't commit the resources and opportunities of future generations. Carlos Casado's developments devote each land to its most appropriate use, always attending to criteria of sustainability, profitability and respect for the natural and social environment. Based on its experience and detailed studies, the company transforms land into rational developments capable of:

- Re-assessing the heritage, both for the infrastructure and improvements made and for the future productivity capabilities of the same.
- Adding value from the use of innovative methodologies and the application of cutting-edge technologies to improve the performance of the land.

- Consolidating a sustainable agricultural model that lasts over time.
- Ensuring the profitability of the investment and an optimal final product.

Carlos Casado's Business Plan focuses mainly on the following:

- Geographical Expansion.
- Adding value to and exploiting assets.
- Consolidation of a sustainable and innovative agricultural system based on the formation of human teams and own resources.
- Important investment at all business lines.





## BUSINESS LINES

### LAND TRANSFORMATION

The main objective of Carlos Casado's business strategy is the valorisation of its assets. It transforms unproductive land from unproductive to livestock, from livestock to agricultural, or applies state-of-the-art technologies to improve agricultural yields and generate higher land appreciation.

In recent years the prices of fields in the southern hemisphere (mainly Mercosur) used in agricultural production have increased, yet they remain relatively low compared to those in the northern hemisphere (United States and Europe).

The assessment of different factors is fundamental for a correct transformation.

In addition to the location of the land, a soil and water analysis is required, including soil quality and its suitability for the intended use (agricultural or livestock production), a classification of the various sectors of the parcel, previous uses of the field, improvements made, easements, rights of way or other applicable domain variants, satellite photographs of the field (useful for revealing soil drainage characteristics during different rainfall cycles). To this end, Carlos Casado uses the most advanced precision farming systems including weather stations, digital rain gauges and detailed soil analysis using drone technology.

In 2022, Carlos Casado owns land reserves in the Paraguayan Chaco, in the Department of Boquerón, amounting to 200,794 hectares arranged into 21 plots of land. 132,281 hectares do already have environmental license and 68,513 hectares remain as reserves for future developments.

It should be noted that the development of important infrastructures (currently under construction) in the area, which are adjacent to Carlos Casado's properties and that will facilitate the entire production chain, will significantly improve their valuation and performance upon their completed.

- The Bioceanic Corridor. It will provide an important connection between central-western Brazil, northern Paraguay and ports in Chile, with strategic access to the Atlantic and Pacific Oceans.
- Expansion of Route 9 that connects Asunción with the Bolivian border.

In terms of land development, land has continued to be prepared for agricultural and livestock activities.

The agricultural production area for the 22/23 harvest will be 6,865 hectares, with a forecast for growth in the coming years. Livestock farming is carried out on three ranches, where an annual plan of land clearing and improvement work is

carried out: Mbigua has a pasture area of 3,400 hectares for the complete cycle, Jerovia has 2,440 hectares available for wintering and breeding, and Fondo de la Legua has 1,000 hectares of livestock for breeding. This involves a total surface for cattle activity among the three ranches up to 6,840 hectares. It should be noted that at the end of 2022, the transformation of 2,900 hectares for livestock farming began in order to absorb the natural growth of the company's herd.

### AGRICULTURE

Carlos Casado carries out all its agricultural activity on its own fields in the Central Chaco, a region with very fertile soils, and concentrates on rainfed production of soya and maize in a balanced rotation to preserve the potential of the soils.

R&D&I and new satellite information and management technologies are the main tools for the long-term growth of agricultural productivity, an area in which Casado is particularly active in the ongoing development of experimental crops in search of the best varieties and new crops adapted to the climatic and environmental conditions of the Chaco.

The agricultural business is carried out with a sustainable and highly efficient model, under the modality of direct sowing with the use of cover crops during the winter. Innovative practices, incorporating the highest technology of processes and inputs, are implemented. All this allows high efficiency and optimisation of resources, which is reflected in good results that enhance the value of the land. Carlos Casado is involved in several initiatives, through which the sustainability of the crop is defined and carried out through assisted traceability and sustainable practices, as well as the determination of the carbon footprint. In this way, products are recognised by international certifiers.

The conservation of soil fertility and the care of the environment is an important part of the whole process. Therefore, soil is maintained to conserve and improve its physical properties, avoiding erosion processes. Crop rotation and the use of cover crops are regular practices.

The company uses state-of-the-art precision farming machinery services, outsourced and high capacity operations to achieve the highest operating efficiency. A policy of loyalty and support is followed to achieve continuous improvement. The sowing machinery used is all direct sowing machinery, complemented by ground sprayers, aerial sprayers and harvesters, all equipped with tracking and digital



## CATTLE RAISING

This region is characterised by its high fertility soils that allow fodder production with high productivity, quality and low cost. Direct grazing achieves high yields with a high productive animal efficiency. Margins achieved enhance and value the lands.

Carlos Casado's activities are carried out on previously developed land with first-level livestock infrastructure. Production options are as follows:

- Breeding. Rodeo of cows bred in a grazing open-air system, sale of males and the surplus of females.
- Complete cycle. Breeding and fattening of male and female calves until sale.
- Over-wintering. Animals, males or females are fattened to pasture until sale.

Carlos Casado's cattle is made up of 4,293 heads of the Brahma and Brangus breeds. Through the study of the lands where they graze and their adaptation to the environment, breeding is optimised in order to provide animals with the best conditions for sale.

In this sense, in addition to continuing the traditional monitoring of veterinary health by meeting all international standards regarding the prevention of diseases through clinical analysis and vaccination, the company is implementing an animal control and traceability system to obtain the Certification for Sale of meat at the United States and European Union markets.

In line with the company's innovative policy, electronic herd identification work was completed in 2022 to maximise individual performance and support critical health, breeding and finishing decisions, as well as detailing traceability. All this under the certification of the International Committee for Animal Registration (ICAR).

In 2022, the artificial insemination plan initiated by the company was continued in order to obtain and select good breeding bulls and thus progressively improve the genetics of our herd.

The number of calves produced in 2022 was 2,611. The year ended with an availability of 3,764 calves with a calving rate of 91.5% and a stock of 8,096 heads grazing on 6,840 hectares.

information systems. In 2022, a selective spraying machine has been incorporated for ground spraying, and at the same time part of the aerial spraying has begun to be carried out with drones, achieving greater efficiency in applications for the development of crops.

At the beginning of the 21/22 season, the policy of cover sowing (winter crops) was continued in order to maintain soil fertility. The crops used were turnip, triticale, rye and wheat, the latter crop having a commercial use as well as a cover crop. In this campaign, 3,800 hectares of cover crop were sown, with very favourable results on the soil, as it was possible to contain the advance of weeds with the consequent saving in subsequent fallow work.

The 21/22 harvest was marked by unfavourable weather conditions with rainfall well below the average of recent years, very scattered and in the form of downpours, and very high temperatures during the harvest months. Despite the weather conditions, 97.5% of the sown soy bean area was harvested, due to the proper management of the crop, with sales prices of 627 USD/T for soy bean and 240 USD/T for corn, which was a significant increase over the previous year.

It should be noted that, through intense coverage work carried out prior to planting, Carlos Casado has managed to maintain the fertility and humidity of soils and largely alleviate the negative effect derived from adverse weather conditions.











## Comercial Udra

Comercial Udra, head of Grupo SANJOSE's commercial division, began its activity of distributing Sports and Fashion brands in 1993. Through its subsidiaries Arserex, Outdoor King, Running King, Athletic King and Trendy King, it operates in Spain, Portugal and Andorra.

### SPORT

#### ARSEREX



The Arena brand is defined by innovation, authenticity and passion. Since its inception in 1973, Arena has positioned itself as a leading brand in water sports. It is chosen by both, top professional swimmers and amateurs looking for a quality and innovative product.

After two years of restrictions on the use of swimming pools as a result of Covid 19 Health Crisis, Arserex has recovered in FY 2022 turnover levels very similar to the pre-pandemic situation. The ability to adapt to new market challenges has led to a rapid and solid recovery of a business with almost 30 years of history in the Arserex portfolio.

In line with its strategy of dominance in top competition, Arserex relies on the "Arena Team Iberia"; a team of athletes of both renowned swimmers and promising youngsters who bring great visibility to the brand at domestic and local competitions. Additionally, Arserex has sponsorship agreements with the historic and award-winning Real Club Canoe swimming club and the Associação de Natação de Lisboa (ANL).

On the commercial level, Arena continues to be present as the leading water sports brand in the main market operators such as El Corte Inglés, Sprinter, Forum Sport, Décimas, Intersport and Base Detail, and in a wide range of specialised shops.

#### OUTDOOR KING



Since 2003, Outdoor King has been the official distributor in Spain, Portugal and Andorra of the Teva brand, a world reference in outdoor footwear and fashion.

Owned by the American group Deckers, Teva was born more than thirty-five years ago in the Grand Canyon of Colorado (USA). Since then, the brand has positioned itself as a market leader in the technical sports sandal category. Teva is the perfect shoe for all types of outdoor activities related to water and the mountains.

Due to its management, the dedication of its team, the quality and relevance of the brands it distributes, Comercial Udra has earned the trust of the main operators in the market.

In recent years, innovation in its product lines and adaptation to new consumer needs have allowed it to expand its presence in the world of fashion. In this way, Teva has broadened its target audience and evolved towards a more balanced distribution model combining traditional outdoor operators with shoe shops and fashion boutiques.

Teva is part of the product offer of the main sports and fashion shops in the country such as El Corte Inglés, Sprinter, Calzados Casas, Zapaterías Ulanka and a long list of independent shops.

#### RUNNING KING



Hoka, which is part of the Deckers Group brand portfolio, was created in 2009 by Nicolas Mermoud and Jean-Luc Diard in response to the need to improve the performance of mountain running shoes, since then, Hoka has become the fastest growing brand in the running industry. Its secret: to lead in innovation.

After six years as distributors in Spain, Portugal and Andorra, Running King has positioned Hoka as a benchmark in the specialised running footwear channel, competing on an equal footing with the world's leading sports brands. Hoka is currently trusted and recognised by major market players such as El Corte Inglés, Sprinter, Forum, Deporvillage, Intersport and many other specialist shops.

The sponsorship of top athletes and sporting events such as the EDP Seville Half Marathon and the EDP Lisbon Marathon have made a significant contribution to increasing Hoka's visibility in Spain.

Internationally, Hoka continues to strengthen its leadership in innovation and its commitment to equality and inclusiveness.

## FASHION

### OUTDOOR KING



Hunter, the brand par excellence of waterproof boots, has achieved great visibility and recognition in the Spanish and Portuguese market through Outdoor King.

With more than 150 years of history, the Wellington Classic (1856) has become a global fashion icon. Each pair of boots are hand-made and consist of 28 different pieces of rubber in order to ensure maximum comfort and protection under wet conditions.

Hunter's current strategy is to become a multi-category Lifestyle brand. In this sense, Outdoor King complements its footwear business with textiles and accessories from the brand that share the same spirit and design.

As an essential basic during the rainy season, Hunter is distributed through El Corte Inglés and in the best boutiques and shoe shops in the country.



### TRENDY KING



Founded by the charismatic triple-champion of Wimbledon, the Fred Perry brand jumped from the tennis courts into the streets, first among the British urban tribes and later extending its presence worldwide. Collaborations with designers such as, Raf Simons, and musicians, such as Amy Winehouse, provide clothes with a perfect mix between modernity and authenticity.

About to turn 70, Fred Perry is a benchmark of British casual style. Trendy King distributes Fred Perry's footwear in Spain since 2007. Fred Perry offers footwear that is true to its timeless, elegant style.

On a commercial level, Fred Perry footwear is still present in the main market operators. Thanks to the versatility of its lines, the brand reaches a wide range of consumers who rely on Fred Perry as a perfect fit for any occasion.

### ATHLETIC KING



Athletic King is since 2014 the commercial partner in Spain, Portugal and Andorra of the legendary brand Diadora for the distribution of its fashion line. Born in 1948, Diadora is currently owned by the Geox group.

Diadora has always been linked to the exploits of top sportsmen and women: world champions in tennis, athletics and football, Formula 1 and motorcycling drivers, etc. This heritage has allowed Diadora to go beyond sport and fill the windows of the best shoe shops and boutiques with a "Made in Italy" product, made by artisan shoemakers, which pays homage to the brand's sporting successes.

Athletic King distributes Diadora's "Heritage" and "Sportswear" lines, which include the brand's lifestyle products. The evolution of current fashion trends towards a sporty and comfortable, but at the same time neat and elegant aesthetics fits perfectly with Diadora. Classic sporty designs and high quality leathers are the DNA of the Italian brand that can now be found in the best boutiques in the country.



Stretch Vilaboa - A Ermida of the future Dual carriageway A-57, Pontevedra (Spain)









# Corporate Social Responsibility

## PRINCIPLES AND COMMITMENTS

The goal of the Group is to have solid, transparent ethical principles and apply them in each action.

SANJOSE assumes as own the 10 principles of the United Nations Global Compact, based in turn on the Universal Declaration of Human Rights, the Declaration on principles and Rights at work, the International Labour Organisation, the Declaration of Rio on Environment and the United Nations Development and Convention against Corruption:

- To support and respect the protection of internationally proclaimed human rights in the international arena.
- To make sure not to be complicit in human rights abuses.
- To respect freedom of association and the effective recognition of the right to collective bargaining.
- To eliminate all forms of forced or compulsory labour.
- To effectively abolish child labour.
- To eliminate discrimination in respect of employment and occupation.
- To support preventive methods with respect to employment and occupation.
- To undertake initiatives to promote greater environmental responsibility.
- To encourage the development and diffusion of environmentally harmless technology.
- To work against corruption in all its forms, including extortion and bribery.

SANJOSE understands Corporate Social Responsibility as its commitment to society and people. It is a key element of business strategy and a differentiating item which has been in continuous development since its foundation. This commitment is materialised as follows:

- Maximum attention to people, to the quality of their working conditions, equality and training.
- Health and Safety Management as a company culture, especially preventive, at all hierarchical levels of the Group.
- Respect for diversity and creation of a policy of equal opportunities and personal and professional development.
- Commitment to sustainable development and greater respect for the environment, avoiding any possible pollution and minimising waste generation.
- Public vocation and generation of wealth. Understanding R&D&I and the quality of products and services as the Groups' contribution to improve the social, economic and environmental development of the regions or countries where it operates.

- Implementation of formal procedures and open dialogue with all stakeholders.
- Transparency policy.

Grupo SANJOSE has egalitarian values and a Good governance policy in all divisions and countries. Thus, the principles of the United Nations Global Compact are transferred to the entire organisation and are reflected in human resources policies, contracting with suppliers and customers, as well as in any other aspect that could have an impact on these principles.

Grupo SANJOSE has human rights due diligence mechanisms in place, having established operational procedures and communication channels in order to forge appropriate conduct on the part of all people who are part of or participate in the Company and to facilitate access to information and established norms.

In order to establish guidelines for professional, ethical and responsible behaviour, as well as to establish a control system for its application and the identification of possible irre-



gularities, Grupo SANJOSE has a “Code of Conduct”, an “Anti-corruption Policy” and a “Model of Organisation and Management for the Prevention of Crimes” of mandatory compliance for all directors, executives and employees, regardless of the activity they develop, the country where they operate or where they act.

SANJOSE is a listed company, transparent and committed to social responsibility and to maintaining and adapting its Corporate Governance to the best national and international practices in this area. Throughout its history, it has demonstrated the pillars on which it defines its conduct, always based on its high level of commitment to the values of safety, sustainability, respect, integrity, honesty, equality, solidarity, innovation and continuous improvement.

The Group firmly believes that the development of these policies and regulations has imbued all its professionals with this corporate culture, and due to the transparency of these policies and regulations, it has achieved an expansive effect on all its stakeholders and people or entities with which it

collaborates on a one-off basis, thus achieving a much more responsible environment.

Therefore, the third parties with whom Grupo SANJOSE interacts in the development of its activity must know its values and comply with its normative codes, accepting their application in all relationships. For this reason, the company has an internal Supervisory Body (which maintains a fluid and constant relationship of information and communication with the Board of Directors) in charge of supervising the correct functioning and compliance with these principles defined by the Group.

The “Code of Conduct”, the “Anti-Corruption Policy” and the “Organisational and Management Model for the Prevention of Crimes” of Grupo SANJOSE are published in full on its website - [www.gruposanjose.biz](http://www.gruposanjose.biz) - for the knowledge of its professionals, stakeholders and all third parties with whom it interacts. Furthermore, the Group has open communication channels with its main stakeholders (shareholders and investors, customers, suppliers and the media).





## PEOPLE

SANJOSE believes in the talent and commitment of its human team as a driving force for the transformation of society, diversity and business success. Self-responsibility and self-demand are part of the Group's business culture. With the aim of learning, improving and innovating in all areas, SANJOSE integrates ethics, social responsibility and sustainability into training.

GSJ's human team is its fundamental asset, so its selection, training and management from a diversity-oriented approach is a priority for the Group. The experience, knowledge and adaptation to different environments and markets of its professionals are key to the company's competitiveness and to the achievement of the defined objectives.

To invest in talent and in innovative solutions provides the company with high added value and enables it to live up to the demands of clients and markets where it operates. Grupo SANJOSE is convinced that investing in its human resources means investing in leadership, growth, R&D&I, in short, investing in the future.

Likewise, Grupo SANJOSE fosters an inclusive, healthy and non-discriminatory work environment, working day by day to achieve excellence in order to bolster the talent of its teams.

All the teams that SANJOSE sends to the different projects it develops, both nationally and internationally, share the values of Grupo SANJOSE and assume as their own the 10 principles of the United Nations Global Compact in the areas of human rights, the environment, and anti-corruption. All the teams share a common vision: to be a construction Group with international development, with a vocation for customer service and the creation of value for society, offering global and innovative solutions for the correct management of resources and the improvement of infrastructures, with the aim of improving the quality of life of citizens and contributing to the sustainable progress of society.

The Human Resources Management is based on ethical codes of equal opportunity, cultural diversity, internal promotion and sound values, such as involvement, responsibility, perseverance, commitment, trust and respect.

## SELECTION

Staff selection procedures aim to find qualified professionals who meet the requirements of the position requested in terms of training, experience, skills and abilities.

Human resources selection policies are based on seeking, attracting, motivating and retaining talented people, with the aim of promoting excellence and a job well done.

Recruitment takes place in collaboration with first-rate universities and training centres and through the incorporation of qualified professionals who provide the Group with their experience and know-how.

All selection processes in Grupo SANJOSE are backed up by the highest standards of professionalism and transparency in the treatment of candidates. So, we make sure that candidates included in a selection process are always promptly informed of the steps to be followed at each stage of the process.

## TRAINING

The professional development of employees is an investment in the company's future, as it contributes to increasing the Group's potential through the professional and human improvement of its employees, fostering the development of their skills, increasing their knowledge, perfecting their skills and abilities. The training carried out by SANJOSE also manages to promote the company's strong commitment to continuous improvement, increase the degree of responsibility and motivation, and create up-to-date and competent teams for a global market, promoting new technologies, R&D&I, quality, respect for the environment and everything related to health, safety and Occupational Risk Prevention.

The Training Plans that are drawn up are sectorised and online in order to cover training deficiencies, and are updated annually to adapt them to the needs and demands of each business. Typologies and characteristics of Training Plans:

- Mandatory. It includes training in Health and Safety Management, Quality and Environment.
- Specific. It includes other necessary training that is tailored to the technical and training needs of each business or individual.

Further, It has ongoing training and skills development programmes devoted to fill the gaps and training needs of employees identified throughout the year.

The Training Programme for recently incorporated technical personnel on Health and Safety Management and on site Environmental Control should be highlighted.

## INSURANCES & RISKS MANAGEMENT

Grupo SANJOSE has a professional Risk and Insurance Management area that carries out a global analysis of the risks that may accidentally affect the business and the people who make up the Company.

The key objectives of this area are to contribute to risk mitigation and balance sheet protection through the appropriate transfer of impact risks to the Insurance Market.

The principles that inspire the actions of this risk management are those established in ISO 31000 and are focused on protection against major risks, considering the diversity of countries in which the Group is working, in order to adapt the insurance policy and the insurance programmes implemented to the real needs and regulatory requirements of these countries.

Insurance programmes are articulated through specialised brokers and with first level insurers for each branch or speciality, always seeking adequate levels of protection against risks and the best possible response.

Our Risk Management area actively collaborates with different Universities for training in the field of Risk Management and Insurance, and has a relevant presence in the main Spanish business associations linked to risk protection, holding the Vice-Presidency of IGREA, in order to optimise sectorial cooperation and professional communication with Insurers and Insurance Market agents.

Since September 2022, the Director General of Risks and Insurance has been a member of the Advisory Board of Insurance and Pension Funds, an advisory body to the Spanish Directorate General of Insurance and Pension Funds on legislative matters, representing the two main Spanish Risk Management Associations.

The work carried out in this area provides shareholders and customers with greater security in their investments and contributes to the continuous enhancement of our brand and reputation.



## HEALTH AND SAFETY MANAGEMENT SYSTEM

SANJOSE boosts preventive training of all its employees and compliance with any applicable regulations on the prevention of risks that may affect the health and safety of workers.

The Health and Safety Management System implemented in the company was certified in 2021 under the ISO 45001 Standard, previously under the OHSAS 18001 Standard, and reflects the reality of the preventive policy integrated into the entire company structure. This system includes the companies Tecnocontrol Servicios, S.A., Eraikuntza Birgaikuntza Artapena, S.L. (EBA), Cartuja Inmobiliaria, S.A.U. and Constructora San José, S.A.

Prevention is the fundamental tool to protect against risks that may affect the health or safety of people and SANJOSE invests in this, in its professionalisation and adequate training, aware that its workers are its most valuable asset and their protection is its priority objective.

In relation to the Covid-19 pandemic, the Instructions of the Health Authorities, both the central Government and the Autonomous Communities, have been strictly followed. OHS Specialists and Technicians, in their regular visits to the different workplaces, have verified that the measures dictated by the Authorities had been implemented.

During year 2022, Grupo SANJOSE has provided its employees with the necessary material for their personal protection against COVID.



Administrative building 5, Plaza Madrid, Valladolid (Spain)



## ENVIRONMENTAL MANAGEMENT SYSTEM

Grupo SANJOSE considers the preservation of the environment and sustainable development as fundamental premises within its strategic business lines.

The general principles of SANJOSE's commitment to the environment and the promotion of sustainable development of society are established through our environmental policy, highlighting the following:

- Protection of the environment through the prevention or mitigation of environmental impacts, the prevention of pollution, the reduction of waste generation, the sustainable use of resources and energy efficiency.
- Continuous improvement in the management of our environmental performance, through the establishment and monitoring of environmental targets, aimed at contributing to the improvement of processes and services.
- Compliance with applicable environmental legislation and regulations, as well as other commitments voluntarily acquired by the Group.
- Qualification and awareness, through training and awareness activities addressed to in-house members, subcontractors and any other interested parties.

Since 1999, the Group has maintained a firm commitment to the environment in continuous review and adaptation to needs and expectations of the society and the environment itself. Hence, the implementation of an environmental management system in order to integrate business development, generate social value and environmental protection is a priority for the Group.

SANJOSE has obtained recognition of its commitment to the environment through the certification of its management system in accordance with the requirements of ISO 14001: 2015, by accredited entities of recognised international prestige, such as AENOR International, Bureau Veritas or Gabriel Registrar.

COMPANY	CERTIFICATE NUMBER
<b>Constructora San José, S.A.</b>	GA-2003/0398
<b>Cartuja, S.A.U.</b>	GA-2006/0028
<b>EBA, S.L.</b>	GA-2007/0371
<b>Tecnocontrol Servicios, S.A.</b>	GA-2007/0395
<b>Construtora San José Portugal, S.A.</b>	GA-2009/0351
<b>Construtora Udra, Lda.</b>	GA-2011/0013
<b>Sociedad concesionaria San José Tecnocontrol, S.A.</b>	BVCSG13007
<b>San José Contracting, L.L.C.</b>	0702000326

These certifications are internationally accepted by means of multilateral recognition agreements, signed by accreditation entities.

## QUALITY MANAGEMENT SYSTEM

SANJOSE has as identity sign the continuous improvement of services and the adaptation to needs and expectations of customers, with the sole aim of providing clients with top quality and achieving their full satisfaction.

The outcome of this strategy is a quality, flexible and effective system appropriate for the business sectors of the Group, which provides the framework for setting and achieving improvement targets that result in the optimisation of services and adaptation to growing demands of clients.

The general principles of SANJOSE's commitment to the environment and excellence are developed through our quality policy, highlighting the following:

- To offer a tailored service adapted to the requirements and expectations of clients, guaranteeing the continuous improvement of services provided.
- To provide top-quality works and services, ensuring compliance with applicable legislation and regulations.
- To provide permanent training programmes that allow all staff members to have a high level of qualification, to be involved, motivated and committed to identifying, satisfying and even anticipating our clients' needs.
- To establish quality targets aimed at contributing to the improvement of processes and services.

SANJOSE has had a quality management system in place since 1997 that is constantly being adapted and improved.

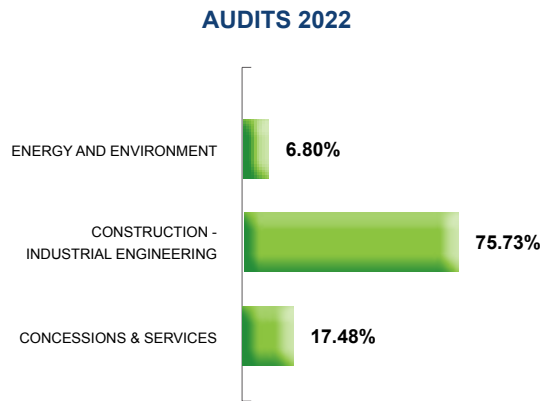
The involvement, motivation and commitment of the entire Group with quality is total and global, having obtained recognition through the ISO 9001 certification the following Group companies:

COMPANY	CERTIFICATE NUMBER
<b>Constructora San José, S.A.</b>	ER-0510/1997
<b>Cartuja, S.A.U.</b>	ER-1363/1999
<b>EBA, S.L.</b>	ER-1170/2004
<b>Tecnocontrol Servicios, S.A.</b>	ER-1202/1998
<b>Construtora San José Portugal, S.A.</b>	ER-0011/2002
<b>Construtora Udra, Lda.</b>	ER-0102/2011
<b>Sociedad concesionaria San José Tecnocontrol, S.A.</b>	BVCSG13006
<b>San José Contracting, L.L.C.</b>	0702000325

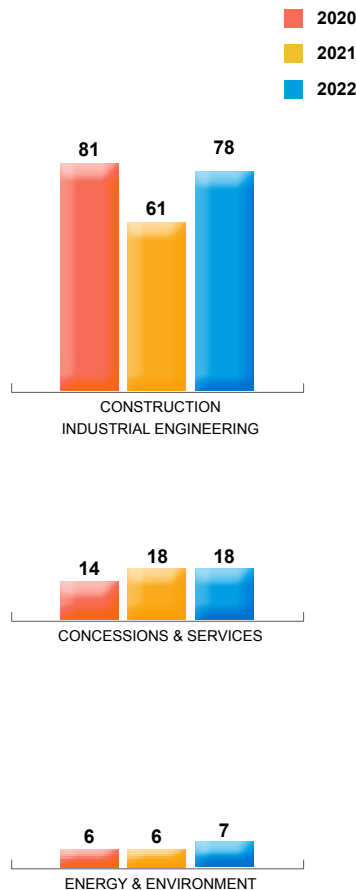
These certifications are internationally accepted by means of multilateral recognition agreements, signed by accreditation entities.

## AUDITS OF MANAGEMENT SYSTEMS

During 2022 a total of 103 audits were carried out, following the trend of previous periods.



## NUMBER OF AUDITS 2020-2022



## SUSTAINABILITY AND SUSTAINABLE CONSTRUCTION

SANJOSE works for a committed construction that represents our values as a company. With buildings that are innovative, functional, inclusive and capable of overcoming the challenges that come and are increasingly more pressing; those related to the environment and climate change, the optimisation and exemplary management of natural resources, energy efficiency, self-sufficiency, the reduction of emissions and the use of renewable energies, mobility, etc.

The smart construction of sustainable buildings represents an extraordinary opportunity to promote the circular economy and reduce the ecological footprint to the minimum expression. Incorporating environmental responsibility criteria into construction is a productive strategy. Buildings are often a large and long-term investment, and the returns both, economic and social, are greater when their design and construction are based on considerations by dint of efficiency from all points of view: location and orientation, selection of materials, thermal insulation, self-consumption, use of new technologies, etc.

SANJOSE's environmental management system focuses on its commitment to sustainable development and on responding to increasingly demanding and sensitive social and environmental needs:

- The conservation of available resources by reusing and recycling them.
- The management of the life cycle.
- The efficient use of energy and water applied to the construction of the building and its subsequent use during operation.
- The reduction of the environmental impact caused by the use of construction materials, products, systems and technologies.

The environmental certification is a tool that allows us to measure the degree of sustainability of a building, evaluating environmental, economic and social issues.

These certifications are voluntary and guarantee the compliance with quality standards regarding the behaviour of the building itself, with important economic and social benefits in aspects such as, energy and water consumption, air quality, reduction of impact on natural resources, well-being and comfort, reduction of waste, savings in maintenance costs, etc.

The Group has extensive experience in construction according to the main sustainability standards in the world (LEED / United States, BREEAM / United Kingdom, PASSIVHAUS / Germany, GREEN / Spain, HQE / France), which have guided it in the execution of more than 2.7 million square metres around the world. Some examples:





White Shell Beach Villas, 5-star Resort in Porches - Lagoa, Algarve (Portugal)



Vialia Estación de Vigo Shopping Centre (Spain)

- Residential Complex at 9, General Oraá St., Madrid. BREEAM ES Certification for Housing with good rating.
- Infant School of the Lycée Français of Madrid. High Environmental Quality Certification excellent rating. First non-residential project in Spain to obtain HQE certification.
- Torre Iberia Residential Complex in Malilla, Valencia. BREEAM ES Certification for Housing with good rating.

Similarly, some projects have also been recognised with sun-dry awards for representing an important contribution in the field of environmental, social and economic sustainability.

- White Shell Beach Villas, 5-star Resort in Porches - Lagoa, Algarve (Portugal). National Real Estate Award 2022 of Portugal Expreso/SIC News for the Best Indoor Architecture in the Tourism Category. Construction carried out according to the criteria of the BREEAM certification.
- Ageas Tejo Building (Martinhãl Complex), in Lisbon (Portugal). National Real Estate Award 2022 of Portugal Expreso/SIC News for the Best Interior Architecture in the Office Category, Award for the Best Development 2022 in the National Real Estate Awards of Portugal, Award for the Best Project 2022 in the Office Category in the National Real Estate Awards of Portugal. Construction carried out according to the criteria of the BREEAM certification.
- Great Luxury 5\* Six Senses Ibiza Hotel "Traveling for Happiness Award" in the Environment 2022 Category by the Madrid Hotel Business Association (AEHM). Construction carried out according to the criteria of the BREEAM certification that will make it become the first tourist and residential complex in the Balearic Islands to obtain said certification.
- Vialia Estación de Vigo Shopping Centre: Special Aproin 2021 Award for the urban transformation of the city of Vigo and 2022 Urban Parks Awards from the Galician Renewable Energy Cluster (CLUERGAL), Award for the best Urban Park for Private Developments for its large outdoor plaza, and finalist in the "2022 Best Shopping Centre Mipim Awards". Construction carried out in accordance with BREEAM and AIS accessibility criteria.

## CARE AND PROTECTION OF ECOSYSTEMS AND BIODIVERSITY

The conservation of biodiversity and the responsible use of natural heritage during the development of works and services is a strategic objective of SANJOSE.

In projects that require it, the most significant impacts on biodiversity are contemplated in Environmental Impact Statements or equivalent figures according to the country's legal framework, transferred to specific environmental mo-

monitoring plans, applying the corresponding preventive, corrective and compensatory measures.

The implementation of measures for the conservation of flora and fauna is one of the environmental criteria applied to operational control and planning of works, especially when working at areas of high ecological value.

In order to preserve biodiversity, preventive or restoration measures are adopted, such as physical protection and/or transplantation of vegetation and trees, restoration of affected soils with local species, planning of works taking care of the vital cycles of affected animal species, transfer of animal species, installation of protection barriers and construction of settling basins, etc.

## ENVIRONMENTAL PERFORMANCE AND MANAGEMENT OF ENVIRONMENTAL RISKS

The Group's environmental management establishes the necessary resources and tools for the prevention and control of environmental risks, compliance with applicable regulations and the improvement of environmental performance.

The Group's Environmental Management System also contemplates the principle of environmental precaution, identifying risks and establishing action plans and appropriate measures to prevent damage. In this respect, it should be noted that provisions and guarantees are available for environmental risks as indicated in the business risks section of this report.

A non-exclusive list of resources allocated by the Group to the prevention of environmental risks is:

- Procedures for the identification and evaluation of environmental aspects produced during the execution of the works, and that cause or may cause both direct and indirect impacts on the environment, and that are the basis of operational control and the establishment of improvement targets.
- A team of professionals with extensive experience who act as support and control teams in order to ensure the prevention and management of environmental risks in works and services.
- Specific budget items for the mitigation of environmental impacts (waste management plans, restoration programs, environmental surveillance plans, monitoring plans, environmental training, etc.).

The most significant environmental impacts identified in works and services and therefore considered as the main current and foreseeable effects derived from the company's activities on the environment are:

- Generation of waste.
- Atmospheric pollution: dust, noise, vibrations, etc.

- Decrease in natural resources: consumption of water, electricity, fuel, raw materials, etc.

- Affection to the environment (flora, fauna, etc.).

In order to minimise the impact on the environment and improve our environmental performance, the following measures are established:

- Adequate planning, monitoring and control of activities.
- The use of materials or execution procedures more respectful with the environment.
- Optimisation in the use of materials.
- Optimisation in the consumption of natural resources and raw materials.
- Flora and fauna protection.
- The implementation of good environmental practices.
- Training and awareness in environmental matters.

## CLIMATE CHANGE

SANJOSE shares the concern of society and interested parties in relation to climate change, assuming responsibility for the possible impacts derived from the development of works and services.

To adapt to the consequences of climate change, the Group promotes mitigation and adaptation measures that contribute to the transition to a low-carbon economy, among which we highlight:

- Energy saving and efficiency measures, substituting equipment and facilities for more efficient ones or promoting the generation of renewable energies.
- Study and implementation of environmental proposals for improving the resilience of buildings in the face of the expected effects of climate change, promoting energy savings, the use of renewable energies, proper waste management, the integration of vegetation in projects.
- Sensitisation and awareness of all personnel involved in the development of projects and services in order to stimulate behaviours that contribute to reducing energy consumption and the environmental impact of the activities carried out.
- Energy services designed and executed in order to provide integral solutions adapted to customers' needs in order to guarantee the maximum energy efficiency of facilities, ensuring and developing sustainable energy solutions capable of reducing the consumption of energy and optimising its reuse.



## REDUCTION OF POLLUTANT EMISSIONS

SANJOSE is committed to the prevention and minimisation of greenhouse gas emissions, noise emissions and other possible discomforts derived from activity such as light pollution. Among the actions aimed at preventing and reducing them, highlight:

- The establishment of targets aimed at reducing emissions.
- The implementation of energy management measures under the ISO 50001 standard.
- The study and execution of works under standards of sustainability and almost zero energy consumption buildings.
- Training programmes.
- R&D&I towards reduction of emissions.
- The replacement of conventional lighting with more efficient systems that minimise light pollution in work centres.

Similarly, and considering the conditions of the environment and / or project, operational control measures are established on site and in services, aimed at the prevention and reduction of polluting gases and particles, noise pollution and light pollution, such as:

- Protection of powdery material during transport, storage and use.
- Shielding of particle-producing activities to minimise the impact on the environment.
- Preventive maintenance schedules for machinery.
- Wetting of surfaces.
- Use of approved machinery.
- Establishment of working hours and limitation of the simultaneous use of machinery.
- Establishment of night lighting systems that respect the environment (directional lighting, presence detectors or timers, etc.).

## WASTE PREVENTION AND MANAGEMENT

One of the Group's strategies is the efficient and sustainable management of waste, promoting the reduction of waste generation, favouring reuse, recovery and recycling, encouraging procedures aimed at the prevention of waste generation, the correct segregation and treatment of waste and the development of R&D&I projects focused on promoting and improving the use of recycled materials.

Earthworks should be highlighted as the activity that generates the greatest environmental impact in the works developed. On-site reuse and optimisation of surplus land management leads to a significant reduction in waste generated, emissions associated with its transport and better landscape integration.

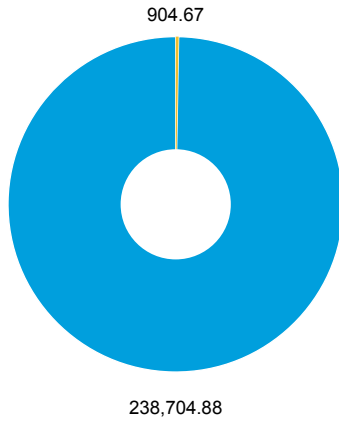
SANJOSE promotes the implementation of the following measures to prevent the generation of waste in order to facilitate recycling and subsequent reuse:

- To optimise the number of materials necessary for the execution of the work, considering that an excess of materials is the origin of more waste left over from execution.
- To give preference to suppliers that make their containers / products with recycled, biodegradable, or returnable materials for reuse (pallets, wood, etc.).
- To give priority to the acquisition of recyclable materials over others with the same benefits, yet difficult or impossible to recycle.
- To collect materials out of transit areas so that they remain well packaged and protected until the moment of use, in order to avoid breakage and its consequent residues.
- Demolitions will preferably be carried out selectively.
- To separate waste by type to facilitate the management and recycling by authorised managers, to collect waste separately, by correctly identified containers.
- To select, as far as possible, products with the longest useful life.
- To request suppliers to send products with the least number of packaging, managing the return of pallets and reusable packaging.
- To consider the adequate storage conditions established by the supplier / manufacturer, in terms of moisture protection, etc.
- To carry out the earth moving planning so as to minimise the amount of surplus material due to excavation and to enable its reuse in the work itself.

In 2022, SANJOSE has managed the following waste:

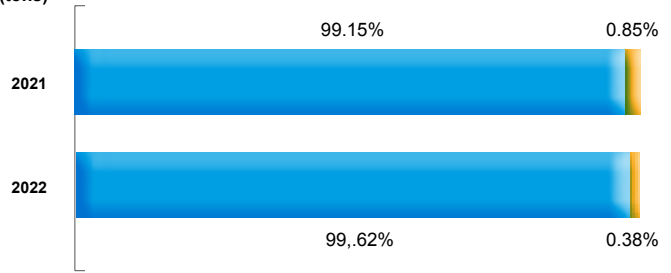
- 795.6 thousand m<sup>3</sup> of clean earth and stones surplus from excavation, which have been fully recovered (799,7 thousand m<sup>3</sup> in 2021).
- 239.6 thousand tons of waste (the volume produced in 2021 amounted to 193.6 thousand tons).

## WASTE DATA GRUPO SANJOSE 2022



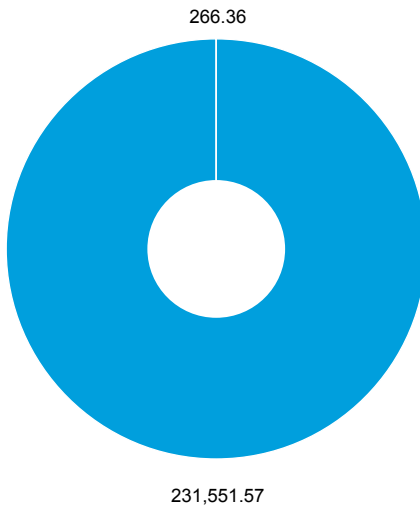
■ Non-hazardous waste (tons)  
 ■ Hazardous waste (tons)

BREAKDOWN BY TYPE OF WASTE 2021-2022 (%)



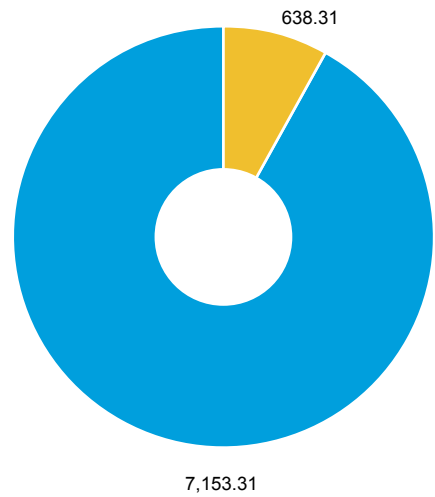
## DATOS POR ÁREA DE ACTIVIDAD 2022

CONSTRUCTION 2022



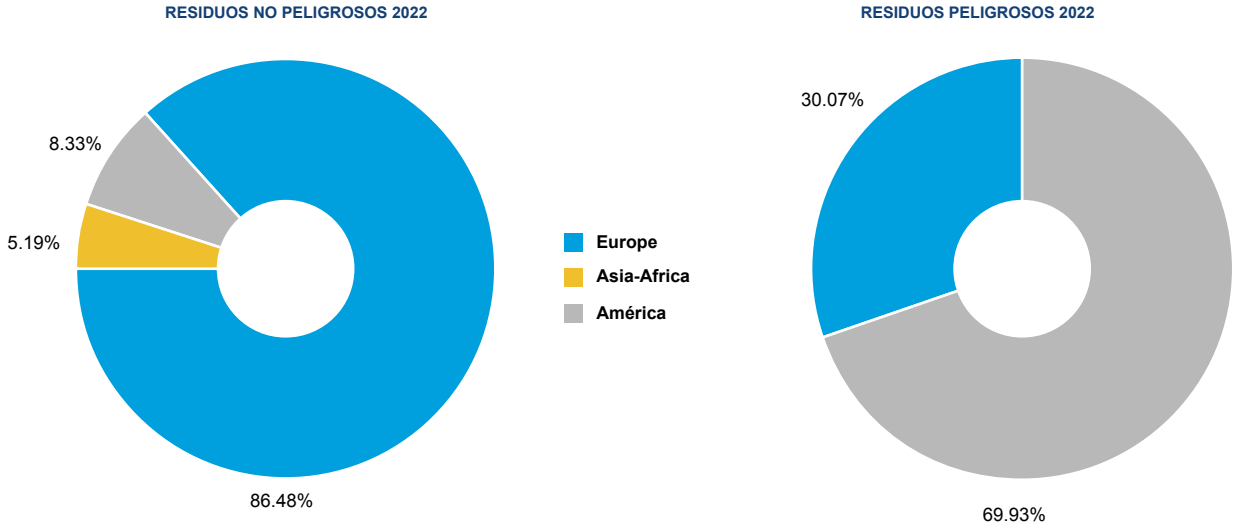
■ Non-hazardous waste (tons)  
 ■ Hazardous waste (tons)

CONCESSIONS AND SERVICES 2022





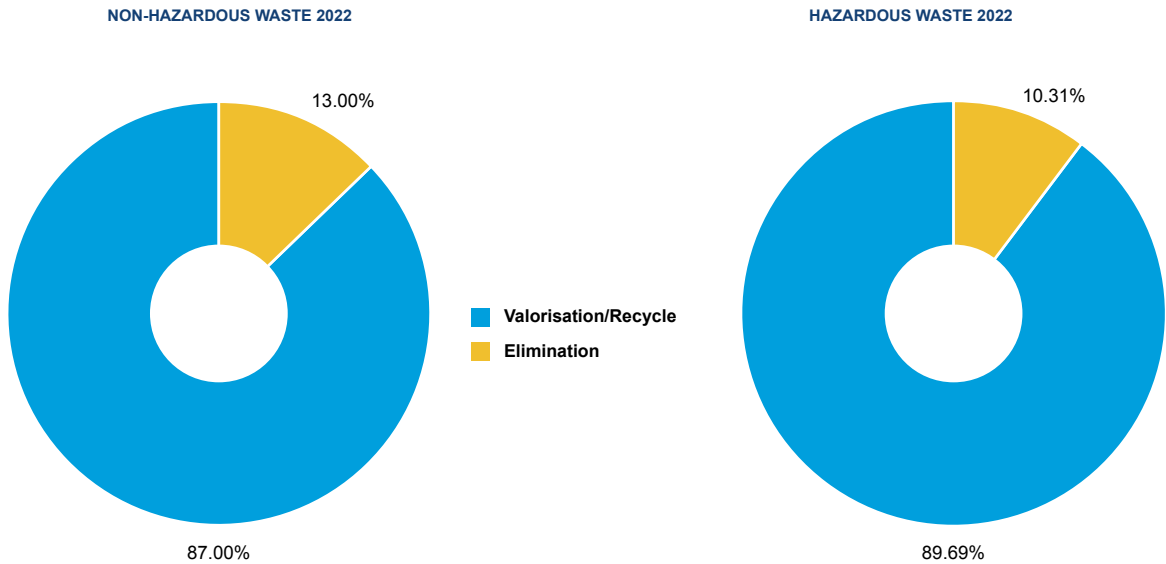
## DATA BY GEOGRAPHIC DISTRIBUTION 2022



REMARKS: Waste is managed in accordance with the regulations in force in each country, being delivered to duly authorised waste managers or treatment plants for recycling, recovery or disposal.

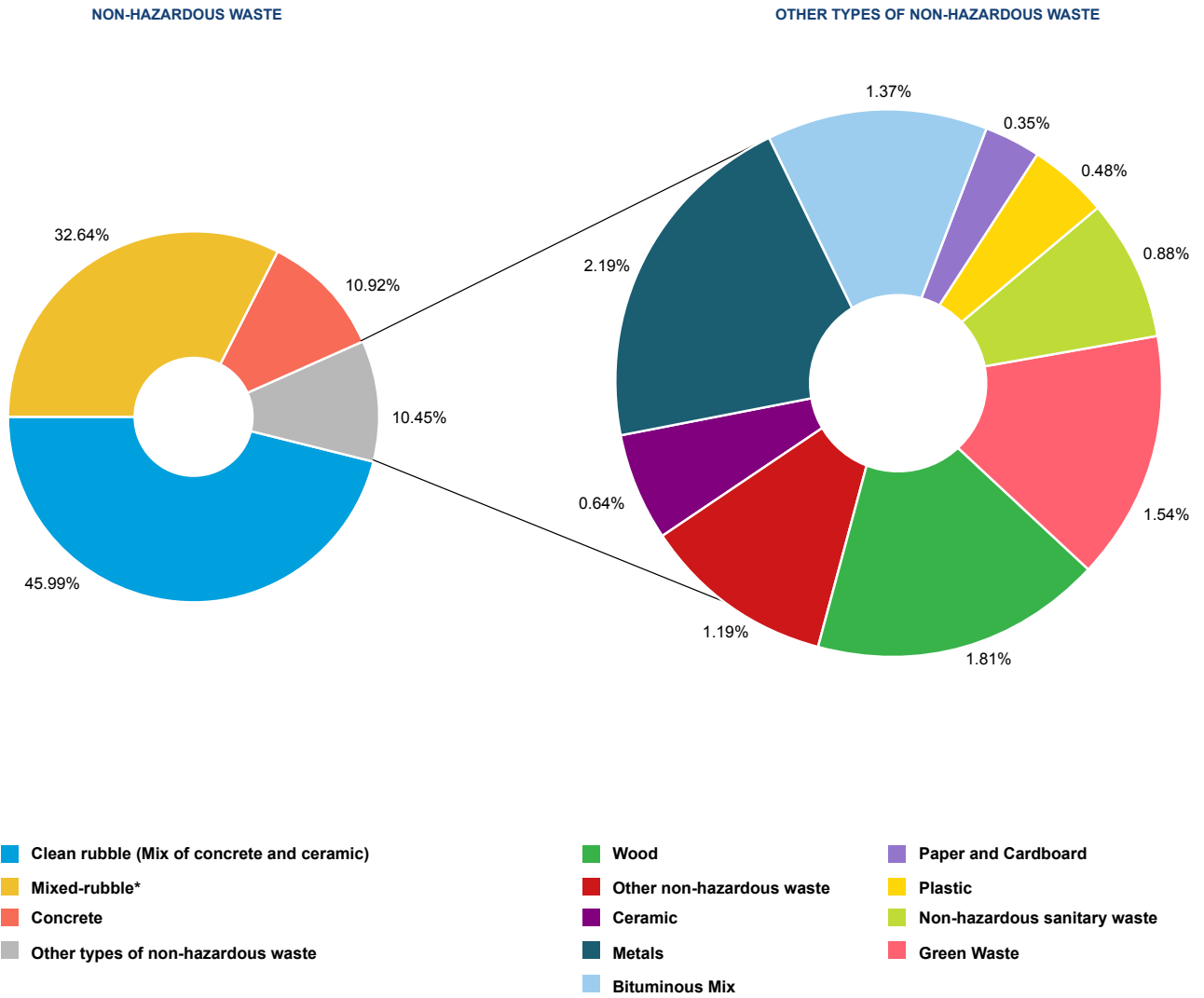
130

## WASTE DATA BY TREATMENT METHOD 2022



REMARKS: Waste from contaminated land, materials containing asbestos and waste from health activities have not been taken into account.

## NON-HAZAROUS WASTE BY TYPE 2022



REMARKS: Surplus excavated clean soil and stones are excluded from the data previously presented, amounting to 795,597 m<sup>3</sup>, which have been fully valued.

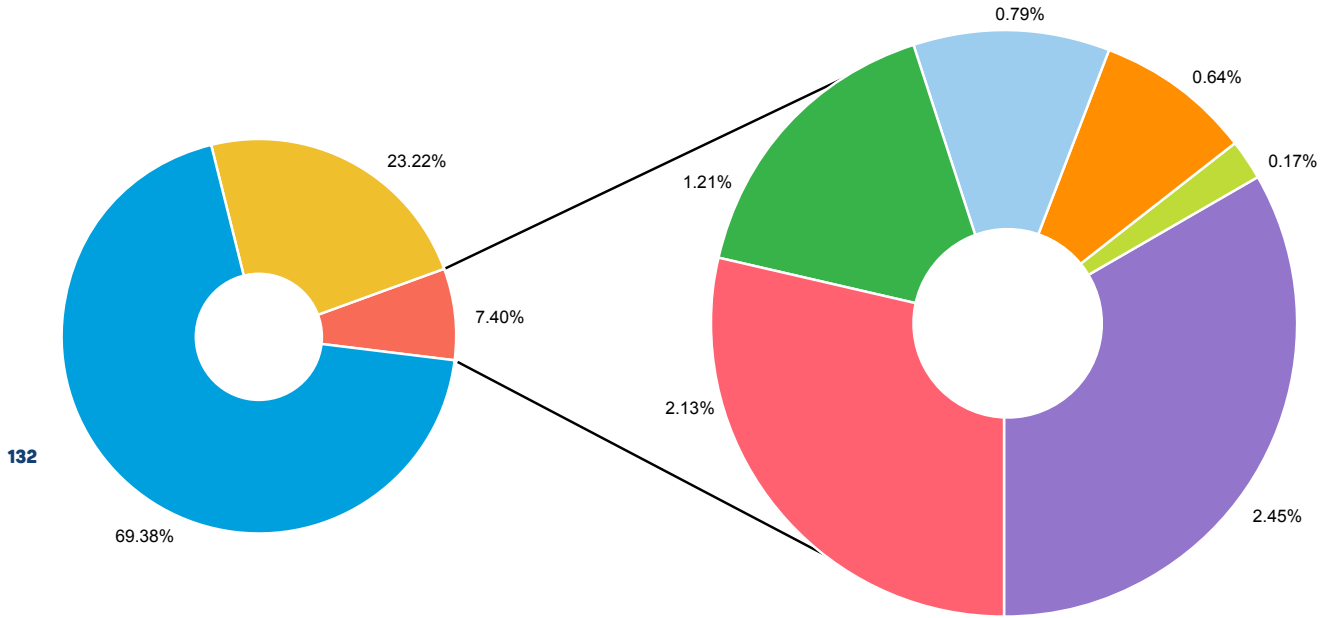
REMARKS: Mixed rubble\* is mostly delivered to treatment plants where the waste is subjected to segregation and recovery processes.



## HAZAROUS WASTE BY TYPE 2022

HAZARDOUS WASTE

OTHER TYPES OF HAZARDOUS WASTE



- Hazardous and Sanitary Waste\*
- Contaminated lands
- Other types of hazardous waste

- Empty contaminated packaging
- Other hazardous waste
- Materials containing asbestos
- Spays / aerosols
- Contaminated oils
- Contaminated absorbents

REMARKS: Waste from health activities corresponds to concession contracts in hospital facilities, which include the management of waste produced therein.

## CIRCULAR ECONOMY AND RESPONSIBLE MANAGEMENT OF RESOURCES

The construction sector is one of the key sectors of our economy, its conversion to a circular economy being key, given that optimisation and a reduced use of resources will help to generate a more competitive and resilient economic system.

SANJOSE's commitment to the circular economy encompasses the entire life cycle of the construction process, not being limited to the management of waste produced in its activities.

The process begins from the study of the construction project, planning the space taking into account the current circumstances (situation, use, selection of resources and local suppliers, etc.), optimising the use of materials, minimising the production of waste and the consumption of natural resources, seeking alternatives for the use of industrialised construction elements, promoting the use of products that can be reused or recycled and providing for maintenance and possible deconstruction.

In accordance with the principles of the circular economy, the Group adopts the following procedures with the aim of improving the efficiency of the sustainable use of resources:

- To use the minimum number of natural resources necessary, including efficient energy and water management (in accordance with possible established local limitations) to satisfy the needs required at all times.
- To select resources wisely, minimising non-renewable and critical raw materials, and favouring the use of recycled materials whenever possible.
- To efficiently manage the resources used, maintaining and recirculating them in the economic system for as long as possible and minimizing the generation of waste.
- To minimise environmental impacts.

The responsible, efficient and rational consumption of natural resources are mandatory guidelines established by SANJOSE in the development of its activities. All employees are responsible for the environmental performance of their professional activities, with two fundamental tools at their disposal: training and a specialised support team. Thus, one of the strategic objectives of SANJOSE is to promote the ecological awareness of workers by involving them in the Group's environmental strategy.





## R&D&I

SANJOSE maintains its commitment to technological development and innovation, considering these to be key elements for the Group's competitiveness, driving progress and being able to offer more efficient solutions adapted to the real needs of clients and society.

R&D&I is a priority for all business areas of SANJOSE. In this sense, a commitment has been made by senior management and an organisational structure has been developed to promote the generation of ideas and the most innovative practices, thus laying the foundations for competitive improvement and strategic vigilance.

During 2022 Constructora SANJOSE, has carried out the transition process for the new version of the UNE 166002:2021 Standard, for R&D&I management, which, in general, provides extra simplicity and value compared to the previous version of 2014. The R&D&I Manual was adapted by establishing a new definition of R&D&I based on the concept of the Oslo Manual; an open list of R&D&I management principles (which can be equated to those of the ISO 56002 Standard) was proposed, which had to be integrated into and adapted to the SANJOSE management system; and finally, a major change concerning R&D&I operational processes.

All this led to the adaptation of the Manual, Procedures and Policy where the commitment to comply with the following requirements has been adopted:

- To implement an agile and dynamic R&D&I Management System, in accordance with the UNE 166002:2021 standard, and to continuously improve its effectiveness and efficiency.
- To establish R&D&I targets aligned with the vision and strategy of R&D&I.
- To comply with applicable legal, regulatory and any other enforceable requirements.
- To encourage staff participation, motivation and awareness, thus promoting a new company culture based on the search for opportunities and the development of working environments that favour and reward the generation of innovative ideas.

The R&D&I system implemented has obtained recognition through the certification UNE 166002.

COMPANY	CERTIFICATE NUMBER
Constructora San José, S.A.	IDI-0056/2010

The R&D&I policy continues to be directed towards the application of new techniques in construction or the application of new technologies to the construction cycle, the promotion of applied technology, the optimisation of processes and resources, the preservation of the environment and natural surroundings, and the constant search for opportunities for improvement. All this with the clearly defined objectives of Sustainable Development and Circularity.

Grupo SANJOSE's history includes the following related projects, some of which have been financed by CDTI, while others have been certified by competent bodies for their accreditation.

NAME OF THE PROJECT	PROJECT #	FINANCING ENTITY
<b>Selection and evaluation of the potential of implantation of autochthonous xerophilous species in gardens of continental Mediterranean climate</b>	IDI-2010-0256	CDTI
<b>Research on the structural behaviour of the granular layers that make up a firm by virtue of humidity</b>	IDI-2010-1292	CDTI
<b>Acoustic insulation system by means of tubular screens based on Kundt effect</b>	IDI-2010-1737	CDTI
<b>Use of recycled products in civil works</b>	IDI-2011-0109	CDTI
<b>Fixed and automatic precipitation fog detection and dissipation system by means of hygroscopic agents</b>	IDI-2015-0870	CDTI

NAME OF THE PROJECT	CERTIFYING CERTIFICATE
<b>Development of new anchoring systems for facades</b>	EQA
<b>Tunnel pumping test development in high permeability terrain</b>	EQA
<b>Research and Development in ecological and landscape restoration</b>	EQA
<b>New special curtain wall developments</b>	EQA
<b>Development of new energy efficient systems for sustainable buildings</b>	EQA
<b>Efficient thermal and PV solar plants minimising the environmental impact</b>	EQA

In addition to the adaptation process described above, SANJOSE has initiated various projects this year, with a significant investment in R&D&I, which can be framed within the objectives of digitalisation of the construction life cycle, as well as under the concepts of circularity and sustainability. As an example, the projects and the necessary investments foreseen are listed, in which the group is immersed, with a clear commitment to the application of innovative technologies applied to construction and in the transition towards the new circular economy, where a production and consumption model based on sustainability, reuse and waste minimisation is established. This commitment is demonstrated by concrete actions, such as those that will develop many of the projects initiated this year.

NAME OF THE PROJECT	MODE	PERIOD
<b>Sistema de implantación metodología BIM en SANJOSE CONSTRUCTORA</b>	Innovation	24 months
<b>BIM Common Data Environment</b>	Innovation	12 months
<b>Carbon Footprint of the company</b>	Innovation	11 months
<b>Carbon Footprint on site</b>	Innovation	12 months
<b>Industrialised construction. Modular bathrooms</b>	Innovation	39 months
<b>Application of Mixed Reality (MR) in the construction process</b>	Research	18 months

In the case of the research project initiated in 2022 and related to the application of mixed reality for the construction process, an aid from the CDTI is also expected to be granted the next year.

Constructora SANJOSE, as a member of SEOPAN, continues to collaborate actively in the R&D&I commission of this organisation, obtaining the necessary information and input to continue extending its innovative knowledge in the sector and to be at the forefront of the numerous grants for R&D&I projects that have taken place in the framework of the aids granted by Europe (Horizon Europe) with the aim of achieving climate and digitalisation targets, and attending innovation forums and seminars, such as the third edition of the "Ayming International Innovation Barometer 2022".

Additionally, SANJOSE has participated this year in the Preliminary Market Consultation initiated by the Ministry of Transport, Mobility and Urban Agenda through the General Directorate of Roads for the sundry challenges posed in its search for innovation and research for this sector.



SANJOSE aims to add value to each project and make a positive impact on society in terms of quality, sustainability, efficiency, etc. To this end, it promotes the sustainable origin of raw materials, the optimisation of resources, respect for the natural environment, reuse, recycling and projects capable of reducing consumption, innovating in areas such as energy efficiency, rational use of water, new construction systems, management models, materials, recovery, etc. Sustainable development and circularity will mark the origin of all R&D&I projects undertaken by the group.



## BIM

Building Information Modelling (BIM) is a collaborative working methodology for the creation and management of a construction project. It aims to centralise all project information in a digital information model created by and for all project stakeholders.

SANJOSE, that considers the digital transformation of the construction sector and the optimisation and efficiency in the management of its projects to be key, has implemented a BIM Information Management System that complies with the requirements established in the ISO 19650 standard.

The values provided by BIM are reflected in SANJOSE's BIM Policy, where the following strategic principles stand out:

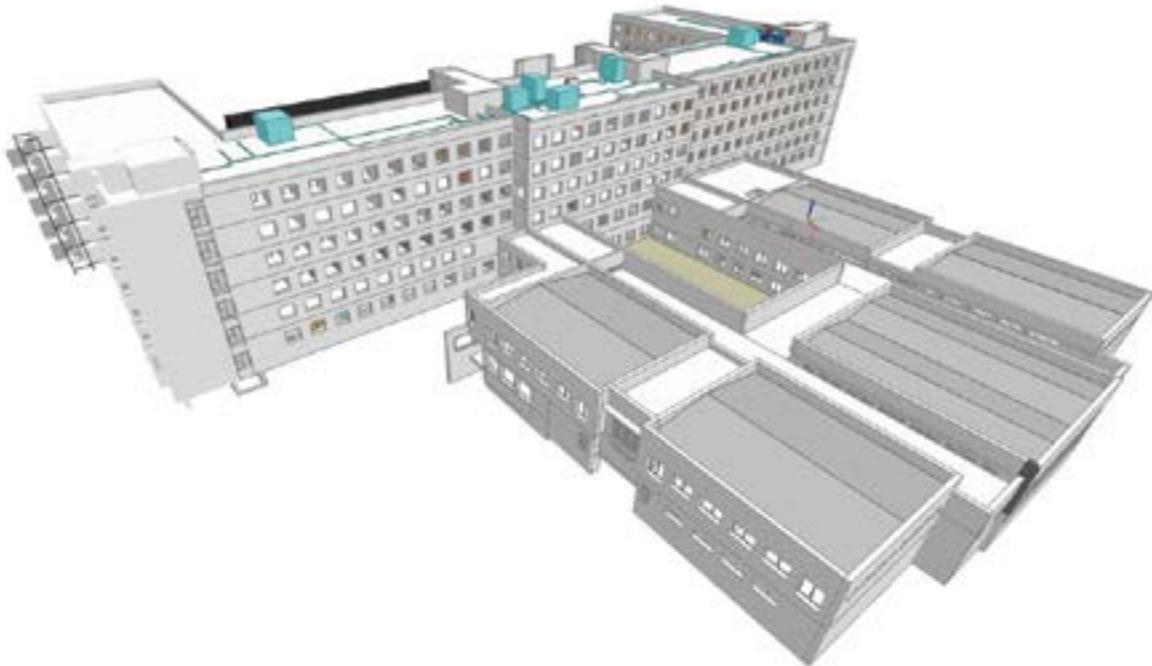
- Optimisation and improvement of process management.
- Fulfilling the requirements of clients and users of generated assets by offering them active participation in the projects.
- Predictability of projects seeking risk minimisation, improved decision making and the search for the digital twin of the built asset.
- Transparency of all processes with reliable information.
- Continuous and fluid coordination and collaboration of all those involved in the project throughout the life cycle, centralising information in a collaborative environment.

- Use of BIM as a methodology for streamlining procurement and repository of data necessary to meet the objectives of the circular economy.
- Potential to collect and disseminate knowledge and lessons learned in own processes.

The implementation of the BIM Methodology is a big step for the Construction of the future, oriented towards a process of digitalisation of construction and the future application of Lean Construction and Digital Twins, which will allow better management and greater optimisation not only of time and costs but also of natural resources, making a strong contribution to sustainability.

SANJOSE has obtained recognition of its BIM Management System by obtaining the AENOR certificate of conformity for BIM Information Management in the following companies of the Group:

COMPANY	CERTIFICATE NUMBER
<b>Constructora San José, S.A.</b>	BIM-2023/0002
<b>GSJ Solutions S.L.</b>	BIM-2022/0007



Mergelina headquarters of the School of Industrial Engineers of the University of Valladolid (Spain)

## COMMITMENT TO SOCIETY

SANJOSE intends to create a positive impact on society and facilitate the day to day of people with each project developed. To boost growth, provide added value in a responsible and sustainable manner and help day-to-day activities of people and society.

- Development, design and execution of more than 5,500 social housing units in Peru. SANJOSE is executing top quality affordable important social housing developments under the framework of the My Home Programme which provides thousands of families in LATAM with home purchase assistance. The Group is currently promoting and building an important urban development in Lima, the new Nuevavista Condominium, with 1,104 homes, in the Bellavista district.

The Group also developed and delivered 1,392 housing units in the Condominio del Aire (already fully sold); and 3,072 housing units in the Condominio Parques de la Huaca (already fully sold), where it also sponsored the restoration and enhancement of a 3,651 square metre Huaca (archaeological site) in close collaboration with the National Institute of Culture.

- Training programmes on Quality and Health and Safety in several countries of LATAM.
- Full commitment to energy efficiency and the use of renewable energies, as well as collaboration with public and private entities for their dissemination and development.

During 2022, Grupo SANJOSE has continued to carry out and participate in solidarity actions, among which highlight:

### INDIA

On 26 August 2022, a collaboration agreement was signed between the Embassy of Spain in New Delhi and SANJOSE India, on behalf of Grupo SANJOSE, for the celebration of the National Day, which took place in the gardens of the Embassy in New Delhi on 12 October 2022. Grupo SANJOSE sponsored the event together with other Spanish companies with presence and/or interests in India and received the Ambassador's public thanks to Grupo SANJOSE during the formal opening and closing of the event.

The following social projects have been carried out by SANJOSE India:

- Donation to the JSR Charitable Trust for the realisation of the project: PROJECT Providing Basic Health Check-Up Through the School Health Programme to Unprivileged Children in Slum Areas of Delhi NCR Under CSR Scheme".
- Execution of the project "Project 1: "Mahila Ajivika - Enhancing Vocational Skills to Women from Economically Weaker/ Backward Sections in Delhi And NCR under CSR Scheme".
- Execution of the project "Project 2: Emergency Response Services and Training Facilities".

### SPAIN

Social projects:

- In the northern area, SANJOSE participates in social and labour insertion projects, actively collaborating in the hiring of personnel, through the social organisation Procomar Valladolid Acoge, for the development of the integral remodelling of the building of the Junta de Castilla y León, for administrative use.
- In Seville, through the Spanish Red Cross, the Group collaborates with a financial endowment that will be destined to Infancia Hospitalizada.
- In Malaga, we participated in the sponsorship of the "Peña el Palustre" National Bricklaying Competition.
- The Group collaborates on a recurring basis with the Spanish Red Cross at national level with donations of foodstuffs and basic necessities.

### PORTUGAL

Social projects:

- Cultural sports donation to A.I.S. Agronomía, for rugby sporting events.
- Donation to the association Promoção cultural da Criança (APCC) to support the cultural activities of this association.
- Donation to the humanitarian association Bombeiros Voluntários Lisboenses.

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Nuevavista Condominium in the district of Bellavista in the Province of Callao 1,104 housing units-, Lima (Peru)



# DIRECTORY

## **REGISTERED OFFICE**

C/ Rosalía de Castro, 44  
36001 Pontevedra  
Tel. +34 986 86 64 64  
sedesocial@gruposanjose.biz

## **HEADQUARTERS**

C/ Ronda de Poniente, 11  
28760 Tres Cantos, Madrid  
Tel. +34 91 806 54 00  
central@gruposanjose.biz



## HEAD OFFICES

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### **SANJOSE CONSTRUCTORA BUILDING**

C/ Ronda de Poniente, 11  
28760 Tres Cantos, Madrid  
Tel. +34 91 806 54 20  
central@constructorasanjose.com

### **SANJOSE CONSTRUCTORA CIVIL WORKS**

C/ Ronda de Poniente, 11  
28760 Tres Cantos, Madrid  
Tel. +34 91 806 54 30  
obracivil@constructorasanjose.com

### **CARTUJA I.**

Avda. de la Buhaira. 27 1º A  
41018 Sevilla  
Tel. +34 954 98 93 10  
central@cartuja.com

### **EBA**

Avda. Océano Pacífico nº 21-23  
01010 Vitoria-Gasteiz (Álava)  
Tel. +34 945 15 17 05  
central@ebasl.com

### **SANJOSE INGENIERÍA Y CONSTRUCCIÓN INDUSTRIAL**

C/ Ronda de Poniente, 11  
28760 Tres Cantos, Madrid  
Tel. +34 91 807 63 15  
central@constructorasanjose.com

### **SANJOSE ENERGÍA Y MEDIO AMBIENTE**

C/ Ronda de Poniente, 11  
28760 Tres Cantos, Madrid  
Tel. +34 91 807 63 34  
energiaymedioambiente@gruposanjose.biz

### **COMERCIAL UDRA**

Calle Zurbano nº 76, piso 4º (izda)  
28010 Madrid  
Tel. +34 91 762 82 00  
comercial@comercialudra.com

### **SANJOSE CONCESIONES Y SERVICIOS**

C/ Ronda de Poniente, 11  
28760 Tres Cantos, Madrid  
Tel. +34 91 806 54 00  
concesionyservicios@gruposanjose.biz

### **GSJ SOLUTIONS**

C/ Ronda de Poniente, 11  
28760 Tres Cantos, Madrid  
Tel. +34 91 806 54 00  
gsjsolutions@gsjsolutions.biz

## BRANCH OFFICES IN SPAIN

---

### CONSTRUCTORA

#### **ANDALUSIA, CÁDIZ**

C/ Pintores, nº 24, Polígono Industrial  
11520 Rota, Cádiz  
Tel. + 34 956 54 09 04

#### **ANDALUSIA, GRANADA**

Carretera Huetor-Vega, 26  
18008 Granada  
Tel. + 34 958 12 17 22

#### **ANDALUSIA, MÁLAGA**

C/ Marie Curie, 9-11  
Parque Tecnológico de Andalucía  
29590 Campanillas, Málaga  
Tel. + 34 952 02 80 77

#### **ANDALUSIA, SEVILLA**

C/ Luis Montoto, 112 (1ª planta)  
41018 Sevilla  
Tel. + 34 954 57 45 00

#### **ASTURIAS, OVIEDO**

Avda. Galicia, nº 40 - 4º C  
33005 Oviedo  
Tel. +34 985 20 85 03

#### **CASTILLA Y LEÓN, VALLADOLID**

C/ Juan Martínez Villergas,  
8 Entreplanta  
47014 Valladolid  
Tel. +34 983 34 49 08

#### **CATALONIA, BARCELONA**

C/ Aragón, 383. 1er  
08013 Barcelona  
Tel. + 34 93 207 70 15

#### **COMUNIDAD VALENCIANA, ALICANTE**

C/ Severo Ochoa, 20  
Edificio 1 1º (puerta 6-7)  
Elche Parque Empresarial  
03203 Elche, Alicante  
Tel. + 34 96 568 18 66

#### **COMUNIDAD VALENCIANA, VALENCIA**

Avda. Blasco Ibañez, 20 2º  
46010 Valencia  
Tel. + 34 963 62 15 12

#### **GALICIA, SANTIAGO DE COMPOSTELA**

C/ Rua de Amio, 122 Polígono Costavella  
15707 Santiago de Compostela  
Tel. + 34 981 55 57 30

#### **GALICIA, VIGO**

C/ Zamora, 45  
36203 Vigo, Pontevedra  
Tel. +34 986 49 30 40

#### **IBALEARIC ISLAND, PALMA DE MALLORCA**

C/ Joan Miró, 3 Entresuelo B  
07014 Palma de Mallorca  
Tel. + 34 971 73 51 02

#### **BALEARIC ISLAND, IBIZ**

C/ Corona nº1, P1ª, Local 9  
07800 Ibiza  
Tel. +34 871 51 12 08

#### **CANARY ISLAND, LAS PALMAS DE GRAN CANARIA**

C/ Triana, 75 1º  
35002 Las Palmas de Gran Canaria  
Tel. + 34 928 36 83 20

#### **CANARY ISLAND, SANTA CRUZ DE TENERIFE**

C/ Puerto Escondido, 1 1º Derecha  
38002 Santa Cruz de Tenerife  
Tel. + 34 922 24 38 88

#### **MADRID**

C/ Ronda de Poniente, 11  
28760 Tres Cantos, Madrid  
Tel. + 34 91 806 54 20

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### CONCESSIONS AND SERVICES

#### **ANDALUSIA, MÁLAGA**

C/ Marie Curie, 9-11  
Parque Tecnológico de Andalucía  
29590 Campanillas, Málaga  
Tel. + 34 952 02 83 67

#### **MADRID**

C/ Ronda de Poniente, 11  
28760 Tres Cantos, Madrid  
Tel. + 34 91 807 63 00

#### **CATALONIA, BARCELONA**

Avda. de les Garrigues 38-44  
08820 El Prat de Llobregat,  
Barcelona  
Tel. + 34 93 280 00 00

#### **GALICIA, VIGO**

C/ Zamora, 45 Bajo  
36203 Vigo, Pontevedra  
Tel. +34 986 49 30 40



**SANJOSE PORTUGAL**

**PORTO**

Rua Orfeão do Porto, 360 Sala 4  
4150-798 Oporto  
Tel. +351 226 151 870  
sede.portugal@gruposanjose.biz

**LISBON**

Av. D. João II, nº 30, 7º Piso  
Edifício Meridiano - Parque das Nações,  
1998-017  
Tel. +351 218 933 120  
sul.portugal@gruposanjose.biz

**SANJOSE MALTA**

164, 2nd Floor, 21st September Avenue  
NXR 1014 Naxxar, Malta  
Tel. +356 9912 7542  
malta@gruposanjose.biz

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**SANJOSE ARGENTINA**

Edificio Torre Alem Plaza  
Avda. Leandro N Alem 855 piso 15  
1001 Buenos Aires - CF  
Tel. +5411 4315 7878  
argentina@gruposanjose.biz

**SANJOSE CHILE**

Alcántara 44, piso 5º  
Las Condes, Santiago de Chile  
Tel. +56 22 5941800  
chile@gruposanjose.biz

**SANJOSE MEXICO / UDRA MEXICO**

Calle Francisco Petrarca Nº 223.  
Oficina 505 Colonia Polanco  
Delegación Miguel Hidalgo  
11570 - Ciudad de México  
Tel. +52 (55) 5203 0242  
mexico@gruposanjose.biz

**SANJOSE PANAMA**

Edificio Capital Plaza, Piso 7.  
Avda. Costa del Este y Ave,  
Roberto Motta  
Costa del Este, Panamá  
República de Panamá.  
Tel. +507 264 2338  
panama@gruposanjose.biz

**SANJOSE PERU**

Av. La Paz 1049, Piso 3  
Miraflores - Lima  
Tel. +51 1 215 08 00  
peru@gruposanjose.biz

**SANJOSE CONSTRUCTION (USA)**

5335 Wisconsin Avenue,  
N.W. Suite 305  
Washington, D.C. 20015  
Tel. +1 240 962 1448  
usa@gruposanjose.biz

**SANJOSE CONTRACTING  
(UNITED ARAB EMIRATES)**

PO Box 11378  
Office 1305, Sky Tower  
Al Reem Island  
Abu Dhabi - United Arab Emirates  
Tel. +971 264 227 28  
commercial@sanjosecontractingllc.com

**SANJOSE INDIA**

Unit 602 Global Foyer Building Golf Course  
Road, Sector 43, Gurgaon.  
CP: 122002 Estado Haryana  
Tel. +91 124 4758000  
india@gruposanjose.biz

**SANJOSE CAPE VERDE**

Santa Maria, Apartado 231  
Ilha do Sal (Cabo Verde)  
Tel. +238 242 2600/01  
sede.caboverde@gruposanjose.biz

**CONSTRUTORA UDRA (PORTUGAL)**

Avda. D.João II, n. 30 - 7º Piso  
Edifício Meridiano - Parque das Nações  
1998-017 Lisboa  
Tel. + 351 213 506 430  
udra.lisboa@gruposanjose.biz

**CARLOS CASADO ARGENTINA**

Edificio Torre Alem Plaza  
Avda. Leandro N Alem 855 piso 15  
1001 Buenos Aires - CF  
Tel. +5411 4311 0170 / 0865  
administracion@carloscasadosa.com.ar

**CARLOS CASADO PARAGUAY**

C/ Emiliano Gómez Ríos 1244  
Asunción - Paraguay  
Tel. +595 21 213 896/7/8  
administracion@carloscasadosa.com.py

[www.gruposanjose.biz](http://www.gruposanjose.biz)